

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING**  
**& PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN**  
**IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION**

**PATCHAM**

**BH2010/02277**

**Patcham Place London Road Patcham Brighton**

Application for variation of condition 3 of application BH2007/00728 in order that details and samples of the slates and roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing. Details and samples of the mathematical tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the work on the tiling commencing. The works shall be carried out in strict accordance with the approved details.

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Arnold 291709

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

**1) UNI**

Details and samples of the roof slates and roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the work on the roof commencing. Details and samples of the mathematical tiles and details of the pointing and method of fixing shall be submitted to and approved in writing by the Local Planning Authority prior to the work on the mathematical tiling commencing. The works to the roof and the mathematical tiling shall be carried out in strict accordance with the approved details.

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

**BH2010/02884**

**6 Mayfield Crescent Brighton**

Extension to existing loft conversion with front dormer.

**Applicant:** Mr & Mrs Fairclough

**Officer:** Chris Swain 292178

**Approved on 04/11/10 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. SL/1 and PL-2(R) received on 9 September 2010.

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

**BH2010/02917**

**50 Lyminster Avenue Brighton**

Erection of single storey extension to side and rear.

**Applicant:** Mr Alec Barrett

**Officer:** Chris Swain 292178

**Refused on 23/11/10 DELEGATED**

### **1) UNI**

The proposed extension, by reason of its height and design would relate poorly to the existing property, would form an incongruous element within the street scene and would detract from the appearance and character of the property and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2010/02932**

#### **51 Overhill Drive Brighton**

Certificate of lawfulness for a proposed single storey rear extension with rooflights and loft conversion incorporating rear dormer, side rooflight and associated external alterations.

**Applicant:** Mr & Mrs Aberdour

**Officer:** Liz Arnold 291709

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

### **BH2010/02946**

#### **6 Upper Winfield Avenue Brighton**

Erection of two storey side extension incorporating roof extension and erection of single storey rear extension with rooflights.

**Applicant:** Mrs Faye Wallington

**Officer:** Liz Arnold 291709

**Approved on 10/11/10 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. 30/04/2010 and 15/09/02 Alt 2 received on the 17th September 2010.

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

### **BH2010/02957**

#### **55A Larkfield Way Brighton**

Conversion of garage into habitable room incorporating raising of ridge height to form full pitched roof with rooflights.

**Applicant:** Ms Paxton

**Officer:** Jonathan Puplett 292525

**Approved on 11/11/10 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 nos. 1804/01 and 02, block plan and site plan received on the 20th of September 2010.

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

**4) 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.*

**BH2010/02976**

**Land Adjoining 1 Mayfield Crescent Brighton**

Application for Approval of Details Reserved by Conditions 2, 5, 7 and 9 of application BH2010/00543.

**Applicant:** Mr D Moyle

**Officer:** Liz Arnold 291709

**Approved on 23/11/10 DELEGATED**

**BH2010/03003**

**10A Carden Avenue Brighton**

Erection of a two storey annexe in rear garden.

**Applicant:** Mr D Edmonds

**Officer:** Aidan Thatcher 292265

**Approved on 17/11/10 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) BH05.09A**

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings titled Existing Plans and Elevations and proposed elderly relative annex at rear received on 22.09.10.

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

#### **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 window, dormer window, rooflight or door shall be inserted into the west elevation of the annex 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.*

#### **6) UNI**

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

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

#### **7) UNI**

The annex hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of no. 10A Carden Avenue and shall not be used as a separate planning unit.

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

### **BH2010/03044**

#### **96 Woodbourne Avenue Brighton**

Certificate of Lawfulness for a proposed single storey side extension.

**Applicant:** Mr Graham Willmott-Hills

**Officer:** Liz Arnold 291709

**Approved on 16/11/10 DELEGATED**

### **BH2010/03138**

#### **43 Greenfield Crescent Brighton**

Erection of a single storey rear extension.

**Applicant:** Mrs Clare Grant

**Officer:** Anthony Foster 294495

**Approved on 24/11/10 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) BH02.09**

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

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

#### **3) 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 drawings nos.B43/01 received on the 4 October 2010.

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

**BH2010/03198**

**Argos Extra Carden Avenue Brighton**

Display of internally-illuminated fascia sign and non-illuminated totem sign and fascia signs.

**Applicant:** Argos

**Officer:** Liz Arnold 291709

**Approved on 23/11/10 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) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2010/03261**

**195 Surrenden Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/01763.

**Applicant:** Mr & Mrs Graham & Rachel Lock

**Officer:** Sue Dubberley 293817

**Approved on 04/11/10 DELEGATED**

**BH2010/03305**

**102 Ladies Mile Road Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, side dormers, rooflight to front and window to rear.

**Applicant:** Mr & Mrs Robertson

**Officer:** Liz Arnold 291709

**Approved on 18/11/10 DELEGATED**

**PRESTON PARK**

**BH2007/01694**

**5/7 Stanford Avenue Brighton**

Conversion of 16 flats to provide for 35 room nursing home together with 3-storey extension and conservatory to rear.

**Applicant:** Birch Grove Nursing Home

**Officer:** Kathryn Boggiano 292138

**Finally Disposed of on 22/11/10 DELEGATED**

**BH2010/02635**

**Ground Floor Flat 48 Argyle Road Brighton**

Replacement of existing wooden sash windows with UPVC windows.

**Applicant:** Miss Lisa Gibson

**Officer:** Helen Hobbs 293335

**Approved on 08/11/10 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 received on 18<sup>th</sup> August 2010.

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

**BH2010/02828**

**84 Lowther Road Brighton**

Conversion of existing house to create 2no one bedroom flats and 1no two bedroom maisonette with B1 office unit retained on part ground floor and basement. Loft conversion with raised roof height, rooflights and rear dormer. Alterations incorporating replacement windows and new porch to communal entrance. (Part retrospective).

**Applicant:** Glynne Dobber Properties

**Officer:** Anthony Foster 294495

**Approved on 08/11/10 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) 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**

The development hereby permitted should be carried out in strict accordance with the details shown on the Schedule of External Materials and shall be retained as such thereafter.

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

**6) 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.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with Brighton & Hove Local Plan policies SU10 and QD27.*

**7) UNI**

The external area to the front of the commercial unit shall not be in use for commercial purposes.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with Brighton & Hove Local Plan policies SU10 and QD27.*

**8) UNI**

The ground floor commercial unit shall not be in use, or any deliveries or collections to or from the site made, outside the hours of 08.00 to 18.00 hours Monday to Saturday, or at any time on any Sunday or public holiday.

*Reason: In the interests of the residential amenity of neighbouring properties in accordance with Brighton & Hove Local Plan policies SU10 and QD27.*

**9) UNI**

The development hereby permitted shall be completed in strict accordance with the sustainability measures as set out in the completed pre-assessment and shall be retained as such thereafter.

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

**10) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0114.EXG.001 received on 3 September 2010, 0114.PL.001 Rev A received on 20 October 2010, 0091.PL.002, 0091.PL.100 received on 4 November 2010.

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

**BH2010/02867**

**87 Ditchling Rise Brighton**

Certificate of Lawfulness for proposed internal alterations to convert basement flat and maisonette into a single dwelling house.

**Applicant:** Mrs Carol Fletcher

**Officer:** Helen Hobbs 293335

**Approved on 12/11/10 DELEGATED**

**BH2010/02945**

**5 Florence Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2009/01487 Appeal Decision.

**Applicant:** Mr Andy Briggs

**Officer:** Sonia Kanwar 292359

**Approved on 04/11/10 DELEGATED**

**BH2010/02968**

**108 Waldegrave Road Brighton**

Erection of single storey rear extension and conversion of roofspace, incorporating a conservation style rooflight to the front.

**Applicant:** Mr Tony Tilley

**Officer:** Helen Hobbs 293335

**Approved on 18/11/10 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) 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.*

**4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window rooflight or door installed on the approved ground floor rear extension 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.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. L-01 & L-03 received on 20<sup>th</sup> September 2010 and L-02 Rev A & L-04 rev A received on 17<sup>th</sup> November 2010.

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

**BH2010/02986**

**18 Prestonville Road Brighton**

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and rooflight and erection of extension to rear lower ground floor.

**Applicant:** Mrs Rebecca Rotheroe

**Officer:** Helen Hobbs 293335

**Approved on 16/11/10 DELEGATED**

**BH2010/03076**

**122 Stanford Avenue Brighton**

Application for Approval of Details Reserved by Conditions 4, 7, 8 and 9 of application BH2007/03921.

**Applicant:** BBP Consulting Engineers Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 24/11/10 DELEGATED**

**BH2010/03203**

**Preston Lawn Tennis Club Preston Drove Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/01266.

**Applicant:** The Chairman

**Officer:** Kate Brocklebank 292175

**Approved on 16/11/10 DELEGATED**

**BH2010/03218**

**Land to Rear of 5-7 Stanford Avenue Brighton**

Application for Approval of Details Reserved by Condition 2, 3, 5 and 7 of application BH2010/02096.

**Applicant:** WP Properties Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 12/11/10 DELEGATED**

**BH2010/03372**

**3 Shaftesbury Place Brighton**

Non Material Amendment to BH2010/00849 to truncating new bay above pavement level, new sash window to lower ground floor level with lightwell to front.

**Applicant:** Mr John Woolaston

**Officer:** Jonathan Puplett 292525

**Approved on 19/11/10 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH2010/00849 are not considered so significant that they warrant the submission of a further application for planning permission.

**REGENCY**

**BH2009/01432**

**3A Clarendon Mansions 80 East Street Brighton**

Installation of secondary internal glazing to existing windows. (Retrospective).

**Applicant:** Miss Kate Hulme

**Officer:** Guy Everest 293334

**Approved on 17/11/10 DELEGATED**

**BH2009/03075**

**33 Norfolk Square Brighton**

Erection of extension to existing rear extension and internal alterations.

**Applicant:** Mrs Elaine James

**Officer:** Wayne Nee 292132

**Approved on 16/11/10 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 walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window; door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. 104/1, 7A, 8A, 9A, 10A, 11B, 13C, 14C, 16, 17 & 22 and drawing no. 11473-1 received on 15 September 2010, drawing no. 104/12F received on 07 October 2010, and drawing no. 104/5C received on 11 October 2010.

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

**BH2010/01098**

**Flat 7 11 Norfolk Terrace Brighton**

Internal refurbishment works incorporating alterations to layout of flat.

**Applicant:** Mr Alistair White

**Officer:** Adrian Smith 01273 290478

**Approved on 18/11/10 DELEGATED**

**BH2010/01966**

**Mitre House 149 Western Road Brighton**

Change of use of North block and addition of fourth storey contained within a mansard roof to form hotel (C1) with associated works.

**Applicant:** Tareem Ltd c/o Montague Management Ltd

**Officer:** Guy Everest 293334

**Approved on 10/11/10 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) 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) BH03.05**

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

*Reason: In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.*

**5) 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 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' 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.*

**6) 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' 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) 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) BH07.03**

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

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

**9) BH07.04**

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

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

**10) 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.*

**11) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 3204.EXG.101 A, 3204.EXG.102 A (x2), 3204.EXG.201, 3204.EXG.301, 3204.EXG.302, 3204.EXG.303, 3204.PL.101 B, 3204.PL.102 B,

3204.PL.103 B, 3204.PL.104 B, 3204.PL.105 B, 3204.PL.202 A, 3204.PL.306 A & 3204.PL.800 submitted 28th June 2010; drawing no. 3204.PL.100 submitted 7th July 2010; and drawings no. 3204.PL.200 B, 3204.PL.201 B, 3204.PL.300C, 3204.PL.301 C & 3204.PL.801 B submitted 6th September 2010; and drawing no. 3204.PL.106 submitted 8th September 2010.

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

#### **12) UNI**

No loading or unloading of vehicles relating to the hotel shall take place on Hampton Street except between the hours of 09.00 and 18:00 on Monday to Saturdays and at no times on Sundays or Bank Holidays.

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

#### **13) UNI**

No development shall commence until further details of the rooftop solar panels have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, size and design of the panels and the works shall be carried out prior to first occupation of the development.

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

#### **14) UNI**

A Travel Plan shall be submitted to the Local Planning Authority no less than three months prior to the first occupation of the hereby approved hotel. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. It shall also set out arrangements for provisions of disabled parking for guests and employees. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

*Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1, TR4 and TR18 of the Brighton & Hove Local Plan.*

#### **15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority the roof of the northern block shall be kept clear of any plant, machinery, ductwork or railings other than that associated with the solar water heating system.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.*

#### **16) UNI**

The stone window cills to the north, west and southern elevations of the building shall be retained as existing and shall not be removed or rendered.

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

#### **17) UNI**

The rear ground floor access doors to Hampton Street shall only be used in an emergency, and for no other purpose, and have a security alarm fitted prior to the commencement of the use hereby approved which 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.*

#### **18) UNI**

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

- i) details and samples of all external materials and colours;
- ii) details of railings at street level to Hampton Street and first floor level to Hampton Place;

- iii) sample elevations and sections at 1:20 scale of the glazed link extension and mansard roof extension;
- iv) sample elevations and sections at 1:20 scale of the new Western Road entrance;
- v) drawings at 1:20 scale of the replacement windows, which shall be traditional steel to match the opening pattern of the existing windows, unless otherwise agreed in writing by the Local Planning Authority.

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

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

### **BH2010/02393**

#### **3 Bartholomews Brighton**

Change of Use from retail (A1) to estate and lettings agency (A2).

**Applicant:** Baron Homes Corporation

**Officer:** Adrian Smith 01273 290478

**Approved on 18/11/10 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. A.01 received on the 2nd August 2010.

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

### **BH2010/02414**

#### **38 Norfolk Road Brighton**

Internal alterations to layout of basement floor of residential dwelling.

**Applicant:** Mr Damian McGee

**Officer:** Steven Lewis 290480

**Approved on 16/11/10 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.*

##### **3) UNI**

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

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

**BH2010/02690**

**Flat 3 37 Vernon Terrace Brighton**

Internal alterations to layout of first floor flat.

**Applicant:** Mr Dan Webb

**Officer:** Christopher Wright 292097

**Approved on 15/11/10 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) BH13.11**

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

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

**3) UNI**

No works shall take place until a 1:1 scale section drawing of the panel mouldings of the new door between the lobby and the new bedrooms have been submitted to and approved by the local planning authority.

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

**4) UNI**

The new door between the lobby and the new bedroom shall be of painted softwood four panel design and match the size of the existing lobby door into the living room. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type. The architrave of the new door shall match exactly the architrave of the living room door.

*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 skirting boards on each side of the door to be blocked up between the new bedroom and the living room shall be reinstated to match exactly the original skirting boards.

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

**BH2010/02776**

**70-73 Western Road Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 4, 5, 6, 8, 9, 10 and 13 of application BH2009/02485.

**Applicant:** Deramore Ltd

**Officer:** Jason Hawkes 292153

**Split Decision on 04/11/10 DELEGATED**

**1) UNI**

GRANT approval of the details reserved by conditions 3, 8, 10, 13 subject to full compliance with the submitted details.

**1) UNI**

REFUSE approval of the discharge of conditions 2, 4, 5, 6, 9 for the following reasons:

No information or samples of materials have been provided relating to the proposed materials and thus it is not acceptable to discharge the details reserved

by condition 2.

**2) UNI2**

No further details have been provided relating to the proposed windows and doors facing Stone Street and Western Road and thus it is not acceptable to discharge details reserved by condition 4.

**3) UNI3**

No evidence has been submitted to indicate the scheme has been registered with the Building Research Establishment showing that the development will meet an Ecohomes rating and the scheme does not include a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Rating for all residential units. It is thus not acceptable to discharge details reserved by condition 5.

**4) UNI4**

The scheme does not include an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming each unit has achieved an Ecohomes rating. It is thus not acceptable to discharge the details reserved by condition 6.

**5) UNI5**

Insufficient information has been submitted relating to Lifetime Homes and thus it is not acceptable to discharge details relating to condition 9.

**BH2010/02782**

**Travelodge Hotel 12 - 14 West Street Brighton**

Certificate of lawfulness for existing bar/restaurant to be classified as ancillary use to existing hotel.

**Applicant:** Funky Bars & Restaurants Ltd

**Officer:** Jason Hawkes 292153

**Approved on 04/11/10 DELEGATED**

**BH2010/02797**

**45 East Street Brighton**

Display of 3no Internally static halo lit fascia signs. (Retrospective).

**Applicant:** H&M Hennes & Mauritz UK Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 22/11/10 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) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2010/02888**

**3 North Street Brighton**

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

**Applicant:** Bravissimo Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 22/11/10 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.*

### **BH2010/02898**

#### **44 Russell Square Brighton**

Internal alterations to layout of basement level to form new hallway, 2 bedrooms and an en-suite shower room.

**Applicant:** Ms Samantha Williams

**Officer:** Christopher Wright 292097

**Approved on 17/11/10 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 kitchen door shall be removed and replaced with a four panelled door of solid timber construction as shown on the approved drawings within 3 calendar months of the implementation of this consent.

*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 ogee profiles of the architraves hereby approved shall match exactly those of the original architraves in the building and maintained as such thereafter.

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

#### **4) UNI**

All existing original fabric, including lathe and plasterwork, shall be retained and only defective lathe and plaster shall be removed and shall be repaired and made good exactly like for like, using lime plaster. The walls and ceilings shall not be covered over except where shown on the approved drawings or as agreed in writing by the Local Planning Authority before work commences.

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

## **5) UNI**

This approval is limited to the works shown on the approved drawings and does not indicate approval for installation of trickle vents in the windows to achieve background ventilation. A new application for listed building consent for such works must be submitted to and approved in writing by the Local Planning Authority prior to such works commencing.

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

### **BH2010/02919**

#### **49 Sillwood Street Brighton**

Demolition of single storey rear extension at basement level and erection of supporting structure at basement level, with two storey rear extension above and roof terrace at second floor level.

**Applicant:** Ms Charlie Dwight

**Officer:** Steven Lewis 290480

**Refused on 08/11/10 DELEGATED**

#### **1) UNI**

The proposed roof terrace would have a detrimental impact upon the occupiers of 10 Norfolk Terrace by way of an overbearing presence and a direct and mutual overlooking and loss of privacy. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seeks to ensure the protection of amenity of existing and adjacent residents.

#### **2) UNI2**

The proposed extension would result in a direct loss of light, overbearing presence and loss of outlook to the occupiers of 47 Sillwood Street. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seeks to ensure the protection of amenity of existing and adjacent residents.

#### **3) UNI3**

The proposed extension, by reason of its scale, form, detail and siting would disrupt the plan form of the building and materially harm the character of the Regency Square conservation area. This would be contrary to policy HE6 of the Brighton & Hove Local Plan which requires that proposals within such a designated preserve or enhance its character and appearance.

### **BH2010/02933**

#### **Flat 3 7 Bedford Square Brighton**

Replacement of existing timber sash windows with new timber sash windows and alterations to existing parapet above. (Part retrospective)

**Applicant:** Miss Lizzie Steele

**Officer:** Christopher Wright 292097

**Approved on 17/11/10 DELEGATED**

#### **1) UNI**

Within three months of the date of this permission, unless otherwise agreed in writing, the reconstructed bay shall be smooth rendered externally in a hydraulic lime and sand mortar and lined out with ashlar blocking lines; the cornice shall be reinstated to match exactly the original cornices and lined out and painted with a smooth masonry paint, to match exactly the existing paint colour (British Standard Colour Code BS 06 C 3); and the windows shall be painted in gloss white paint.

*Reason: To ensure the satisfactory preservation of this listed building and enhance the appearance of the Regency Square Conservation Area and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 01 Revision C, 02 Revision B, 0901AL(-0)01A,

0905AL(-0)02A, 0905AL(-0)03A, 0905AL(-0)04, 0905AL(-0)05, 0905AL(-0)06, 0905AL(-0)07, 0905AL(-0)09 and 0905AL(-0)10 received on 14 September 2010.  
*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02934**

**Flat 3 7 Bedford Square Brighton**

Replacement of existing timber sash windows with new timber sash windows and alterations to existing parapet above. (Part retrospective)

**Applicant:** Miss Lizzie Steele

**Officer:** Christopher Wright 292097

**Approved on 17/11/10 DELEGATED**

**1) UNI**

The internal timber panelling and architraves of the bay window shall be carefully salvaged, retained and re-fixed within 3 months of the date of this consent, and maintained as such thereafter.

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

**2) UNI**

Within three months of the date of this permission, unless otherwise agreed in writing, the reconstructed bay shall be smooth rendered externally in a hydraulic lime and sand mortar and lined out with ashlar blocking lines; the cornice shall be reinstated to match exactly the original cornices and lined out and painted with a smooth masonry paint, to match exactly the existing paint colour (British Standard Colour Code BS 06 C 3); and the windows shall be painted in gloss white paint.

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

**3) UNI**

All works of repair and making good to the masonry and internal plasterwork shall be carried out using lime mortars and plasters to match.

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

**BH2010/02951**

**Kenya Court 10 - 14 Windlesham Gardens Brighton**

Replacement of existing balconies.

**Applicant:** Eastbrook Properties Ltd

**Officer:** Christopher Wright 292097

**Refused on 10/11/10 DELEGATED**

**1) UNI**

The proposed replacement balcony balustrades to the front elevation of the building would, by reason of the design and functional style, detract from the character of, and remove an important decorative feature of the host building, such that the discordant appearance of the building in the street scene would be amplified to the detriment of visual amenity and contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2010/02981**

**51 - 53 West Street Brighton**

Replacement external condenser units to first floor flat roof at rear of building.

**Applicant:** Lloyds Bank Group

**Officer:** Clare Simpson 292454

**Approved on 16/11/10 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 plant and machinery (specifically, the replacement external condenser units) 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(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: prevent noise and disturbance to neighbouring occupiers and in accordance with policy 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 0302 (existing layout) received the 20th September 2010, technical specification received on 1st October 2010 and drawings no.1001/M1\_D received on the 5<sup>th</sup> November 2010.

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

**BH2010/03002**

**33 Victoria Street Brighton**

Loft conversion incorporating rooflights to front and rear roofslopes and window to side.

**Applicant:** Mr J Johnson

**Officer:** Clare Simpson 292454

**Approved on 05/11/10 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) BH12.03**

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

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

**3) BH12.05A**

The rooflight[\*s\*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**4) UNI**

The northern roof light on the rear roof slope of the development hereby permitted shall be obscure glazed and non-opening, as shown on the approved drawing 01F and thereafter permanently retained as such.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01F received on 1<sup>st</sup> November 2010 which shows a timber sliding sash to the north elevation.

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

## **BH2010/03005**

### **4 Powis Villas Brighton**

Demolition of existing garage and shed, to be replaced with erection of single storey extension to provide new kitchen, dayroom, garage and link to existing house. Revised boundary wall arrangements to Clifton Hill. (Part retrospective).

**Applicant:** Sal Wilson & Roger Wardle

**Officer:** Clare Simpson 292454

**Approved on 16/11/10 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 pilasters shall be smooth rendered down to ground level and painted in smooth masonry paint to match the existing walls.

*Reason: to preserve the character and appearance of the listed building in accordance with HE1 of the Listed Building.*

## **BH2010/03035**

### **Bartholomew House Bartholomew Square Brighton**

Erection of lobby with curved canopy, infilling of existing opening to colonnade facing Bartholomews Square with new glazed/coloured panels, installation of glazed doors to existing openings facing Black Lion Street, installation of new access ramp and steps, infilling of windows at ground floor level to North elevation and installation of wall mounted condenser units at ground floor to North elevation.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 23/11/10 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**

No development shall commence until full details of proposed solar panels, including their position, size and appearance, have been submitted to and approved by the Local Planning Authority in writing. The panels shall be installed in accordance with the agreed details.

*Reason: To protect residential amenity and the appearance of the building in accordance with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

#### **4) UNI**

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

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.GEN213/001, 002A, 003, 004, 005, 006, 009, 010B, 011B, 020B, 021B, 022B, 023B, 024B received on 4th October and 15th November 2010.

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

**BH2010/03036**

**5 Windlesham Court Windlesham Gardens Brighton**

Replacement of existing windows with UPVC double glazed windows.

**Applicant:** Mrs Gema Diez-Mansilla

**Officer:** Charlotte Hughes 292321

**Approved on 08/11/10 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 window specifications, photographs and manufactures' brochure submitted on 23rd September 2010.

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

**BH2010/03078**

**33 Norfolk Square Brighton**

Enlargement of existing two storey rear extension.

**Applicant:** Ms Elaine James & Mr Stephen Fletcher

**Officer:** Wayne Nee 292132

**Approved on 17/11/10 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. 104/1A, 11C, 12E and 13D received on 29 September 2010, and drawing no. 2, 7B, 8B, 9B received on 05 October 2010.

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

**BH2010/03294**

**38 Ship Street Brighton**

Certificate of Lawfulness for existing use of basement and ground floors as a Bureau de Change (A2).

**Applicant:** Mr Steven Hughes

**Officer:** Mark Thomas 292336

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

**BH2010/03386**

**45-46 North Street Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, and 4 of application BH2009/02209.

**Applicant:** Mr E Sharanizadeh

**Officer:** Charlotte Hughes 292321

**Approved on 23/11/10 DELEGATED**

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

**BH2009/00765**

**Car Park New England Street Providence Place Brighton**

Cladding existing pre-cast concrete fins with mesh security panels for a period of one to two years. (Retrospective)

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Arnold 291709

**Refused on 18/11/10 DELEGATED**

**1) UNI**

The applicant has failed to provide sufficient information with regards to a longer term solution for the facades of the car park and therefore failed to demonstrate that the installed mesh security panels are temporary. The permanent use of the mesh security panels is considered unacceptable by virtue of its design and appearance and the detrimental impacts of the mesh upon the visual amenities of the multi-storey car park, the New England Street, York Hill and Providence Place street scenes and the wider area, including the setting of St. Bartholomew, a Grade I Listed Building. The proposal is contrary to policies QD1, QD2, QD5, Qd14 and HE3 of the Brighton & Hove Local Plan.

**BH2010/01754**

**119 Church Street Brighton**

Installation of 3no air conditioning units at ground floor rear elevation.

**Applicant:** Crown Office Row Chambers

**Officer:** Chris Swain 292178

**Approved on 19/11/10 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 20 October 2010.

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

**3) UNI**

Noise associated with the plant and machinery 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: In order to protect the amenities of surrounding properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*



**BH2010/01974**

**Crown Gardens on Land Rear of 21-22 Queens Road Brighton**

Application for Approval of Details Reserved by Conditions 3 and 10 of application BH2009/02231.

**Applicant:** Creative Developments (UK) Ltd

**Officer:** Ray Hill 293990

**Approved on 23/11/10 DELEGATED**

**BH2010/02240**

**130 North Street Brighton**

Display of internally illuminated fascia sign and internally illuminated projecting sign (retrospective).

**Applicant:** Krispy Kreme UK Ltd

**Officer:** Louise Kent 292198

**Approved on 05/11/10 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) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2010/02510**

**Wellesley House 10 - 14 Waterloo Place Brighton**

Display of screen mesh scaffolding shroud.

**Applicant:** Phoenix Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 24/11/10 DELEGATED**

**1) BH10.02**

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

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

**2) BH10.03**

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

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

**3) BH10.04**

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

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

**4) BH10.05**

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

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

**5) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**6) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

## **7) UNI**

This consent shall expire on 31/12/2011 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 ensure that there is no prolonged visual amenity impact on the Valley Gardens Conservation Area or the setting of the Grade II\* Listed St Peters Church and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

## **8) UNI**

The advertisement shall not be illuminated later than 23:00 and shall not be illuminated before 07:00 on any day.

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

## **9) UNI**

The proposed visual material on the advertisement is to be placed in the centre of the shroud and is to measure a maximum of 27m wide x 10m high as shown on drawing titled 'Proposed Advertisement and Scaffolding Plan'.

*Reason: To ensure that there is no unduly harmful visual amenity impact on the Valley Gardens Conservation Area or the setting of the Grade II\* Listed St Peters Church and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.*

## **BH2010/02559**

### **58 - 62 Lewes Road Brighton**

Application for Approval of Details Reserved by Conditions 5, 7 and 11 of application BH2008/02268.

**Applicant:** Gilbert Ash (N I) Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 18/11/10 DELEGATED**

## **BH2010/02604**

### **36 Church Street Brighton**

Partial demolition of existing building with retention of rear façade with two storey rear extension and rebuilding and replication of front façade. Erection of new structure comprising shop with ancillary office storage at ground floor level and 2no two bedroom flats above. (Part retrospective).

**Applicant:** P Lincoln & N Dowsing

**Officer:** Liz Arnold 291709

**Approved on 22/11/10 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) BH06.05**

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with

disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

**4) UNI**

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 policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

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

*Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.*

**6) UNI**

Notwithstanding details submitted as part of the application, the glazing bars of the French doors shall have the same dimensions as those of the sash windows.

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

**7) UNI**

All 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 policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

The reconstructed building shall be smooth rendered and the mouldings and the parapet cornice, bandings, panel and lining out of the front façade shall match exactly the original facade to the satisfaction of the Local Planning Authority. The new and existing render work shall be painted with smooth masonry paint.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.*

**9) UNI**

No development shall take place until a sample of the slate to be used in the construction of the roof hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no construction of the new development hereby approved 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.*

### **11) UNI**

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

### **12) UNI**

Notwithstanding details shown on drawing nos. ADC272/08RevA, ADC272/04RevC and ADC272/10 (Titled Elevation of Adjoining Properties) received on the 19th November 2010 a 1.5m high close boarded screen shall be constructed on the eastern side of the second floor rear terrace, hereby approved, prior to the first occupation of the second floor residential unit 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**

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, QD27 and HE6 of the Brighton & Hove Local Plan.*

### **14) UNI**

The new dwellings hereby permitted shall be constructed to Lifetime Homes standards, as far as reasonably practicable, and shall be retained as such thereafter.

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

### **15) UNI**

Notwithstanding details submitted the A1 retail unit and residential units hereby approved shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

### **16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. ADC272/10 received on the 16th September 2010, drawing no. DAC272/09RevA received on the 27th September 2010, drawing nos. ADC272/05RevA, ADC272/06RevA, ADC272/07RevC, drawing no. ADC272/03RevD received on the 15th November 2010 and drawing nos. ADC272/04RevC, ADC272/08RevA and ADc272/10 received on the 19th November 2010.

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

**BH2010/02605**

**36 Church Street Brighton**

Partial demolition of existing building with retention of rear façade. (Part retrospective).

**Applicant:** P Lincoln & N Dowsing

**Officer:** Liz Arnold 291709

**Approved on 22/11/10 DELEGATED**

**1) UNI**

Notwithstanding the plans submitted, plans, elevations and sections at 1:50 scale, shaded or hatched to show clearly the extent of demolition of the existing fabric of the building and the extent of new work, and a structural survey and method statement and plan setting out how the building's retained original fabric and structural integrity are to be protected, maintained and stabilised during demolition and construction works, shall be submitted to and approved in writing by the Local Planning Authority before works commence. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement and plan, unless otherwise agreed in writing by the Local Planning Authority, and the front elevation shall be repaired and made good to match exactly its original appearance and condition, with the exception of the front entrance door which shall be replaced with one of a more suitable design.

*Reason: So as to ensure the preservation of as much of the building's original structure as is reasonably possible and to stabilise the front façade in accordance with policy HE8 of the Brighton & Hove Local Plan.*

**BH2010/02726**

**26A West Hill Road Brighton**

Demolition of existing garage and storage buildings.

**Applicant:** Mr Gordon Thew

**Officer:** Jonathan Puplett 292525

**Refused on 11/11/10 DELEGATED**

**1) UNI**

In the absence of an acceptable replacement scheme for the site, the demolition of the existing buildings would result in the creation of an unsightly area of land that would be detrimental to the character and appearance of the West Hill conservation area, contrary to policy HE8 of the Brighton & Hove Local Plan.

**BH2010/02754**

**39 London Road Brighton**

Display of 1no internally illuminated fascia sign and 1no internally illuminated projecting sign.

**Applicant:** The Boots Company

**Officer:** Louise Kent 292198

**Approved on 05/11/10 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) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**BH2010/02769**

**The Colonnades 160 - 161 North Street Brighton**

Display of 1no internally-illuminated fascia sign, 1no externally-illuminated hanging sign and 3no internally-illuminated menu boxes.

**Applicant:** Tragus Ltd

**Officer:** Helen Hobbs 293335

**Approved on 08/11/10 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) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**8) UNI**

There shall be no surface mounted cabling and cable trunking serving the lighting on the facades of the building and all cabling shall be concealed. Any existing surface mounted cabling and trunking on the facades shall be removed.

*Reason: To preserve the character and appearance of the listed building and the surrounding conservation area and to comply with policy QD12 of the Brighton & Hove Local Plan.*

**9) UNI**

The existing back panel mounted on the fascia above the corner entrance doors shall be removed and the new individual halo lit letters shall be mounted directly onto the building's fascia and not on a back panel or board.

*Reason: To preserve the character and appearance of the listed building and the surrounding conservation area and to comply with policy QD12 of the Brighton & Hove Local Plan.*



**BH2010/02792**

**The Colonnades 160 - 161 North Street Brighton**

Replacement of existing internally and externally-illuminated signage.

**Applicant:** Tragus Ltd

**Officer:** Helen Hobbs 293335

**Approved on 08/11/10 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 existing back panel mounted on the fascia above the corner entrance doors shall be removed and the new individual halo lit letters shall be mounted directly onto the building's fascia and not on a back panel or board.

*Reason: To preserve the character and appearance of the listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

**3) UNI**

There shall be no surface mounted cabling and cable trunking serving the lighting on the facades of the building and all cabling shall be concealed. Any existing surface mounted cabling and trunking on the facades shall be removed.

*Reason: To preserve the character and appearance of the listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.*

**BH2010/02816**

**93 Lewes Road Brighton**

Erection of boiler room to rear of store.

**Applicant:** Sainsburys

**Officer:** Jonathan Puplett 292525

**Approved on 04/11/10 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. CHQ.10.9270-01, 02 and 05 received on the 2nd of September 2010, and nos. CHQ.10.9270-03A, 04A and boiler specification submitted on the 10th of September 2010.

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

**BH2010/02855**

**Sovereign House Church Street Brighton**

Replacement of three storey glazed entrance system and doors including new paved access.

**Applicant:** Cockspur Property (General Partner) Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 12/11/10 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 take place until samples of the following have been submitted to and approved in writing by the Local Planning Authority.

- i) The brick to be used for all new / replacement walls.
- ii) A sample of the glass to be used for the new windows and doors.
- iii) Samples of the window frames and door frames, including a sample of the finish and colour of finish to be applied
- iv) A sample of the paving.
- v) A sample of the finish to be applied to the columns to either side of the entrance.

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

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

## **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved Drawings nos. P001/A 002/A, 100/A, 101/A, 102/A, 103/A, 104/A, 120/A, 201/A, 202/A, 203/A, 204/A, 500, 600/A, 601/A received on the 17th of September 2010, and nos. P200/B, 400B and 410B submitted on the 27th of October 2010.

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

## **4) UNI**

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

- i) Full details of the material, design, and illumination method of the proposed lettering
- ii) A large scale layout plan of the proposed paving
- iii) A large scale (1:20) side elevation drawing of the proposed steps and railings, and a 1:5 section drawing through the steps
- iv) Full details of the proposed treatment of the columns to either side of the entrance following further investigations of their condition.
- v) 1:20 sample elevation drawings of the proposed windows and frames and the proposed doors, and 1:1 section drawings through the frames of the proposed window frames and doors.

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.*

## **BH2010/02892**

### **Brighton Railway Station Queens Road Brighton**

Installation of 4no ticket vending machines in the concourse of Brighton Railway Station.

**Applicant:** Southern Railway

**Officer:** Helen Hobbs 293335

**Approved on 18/11/10 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**

All cabling serving the machines shall be run under the floor and the floor tiling shall be made good to match the existing.

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

**BH2010/02893**

**International House Queens Road Brighton**

Installation of air conditioning units on roof.

**Applicant:** Aviva Staff Pension Trustees Ltd

**Officer:** Helen Hobbs 293335

**Approved on 05/11/10 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 P-01A, EX-02A and EX-03 received on 10<sup>th</sup> September 2010.

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

**3) UNI**

Noise associated with the plant and machinery 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: In order to protect the amenities of surrounding properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/02905**

**St Pauls C Of E School St Nicholas Road Brighton**

Installation of 2 no rooflights to single storey extension to Learning Resource Centre & Library (Retrospective)

**Applicant:** The Govenors of St Pauls CE School & Nursery

**Officer:** Liz Arnold 291709

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

**BH2010/03015**

**The Ocean Building 102 Queens Road Brighton**

Erection of new rendered dwarf wall with security fencing and automated gates for vehicular and pedestrian access.

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

**Officer:** Sonia Kanwar 292359

**Approved on 11/11/10 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. SY1, SK1, and SK2 received on the 22nd September 2010.

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

### **BH2010/03063**

#### **St Peters Church York Place Brighton**

Replacement of existing asbestos and asphalt roof coverings with zinc sheet roll cap roofing.

**Applicant:** The PCC of St Peter's Brighton

**Officer:** Kate Brocklebank 292175

**Approved on 23/11/10 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. C136.13.001, C137.13.002, C137.13.003, C137.13.004, C137.13.014, C137.13.015, C137.13.016, C137.13.017, C137.13.022, received on 28th September 2010.

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

### **BH2010/03210**

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

Display of 1no externally-illuminated free standing entrance sign and 7no non-illuminated event flags for temporary period of 8<sup>th</sup> November 2010 to 17th January 2011.

**Applicant:** Laine Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 15/11/10 DELEGATED**

#### **1) BH10.02**

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

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

#### **2) BH10.03**

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

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

#### **3) BH10.04**

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

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

#### **4) BH10.05**

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

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

#### **5) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **6) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **7) UNI**

The externally illuminated entrance sign shall not be illuminated later than 24:00hrs and shall not be illuminated before 09:00hrs on any day.

*Reason: To safeguard the appearance and character of the area in accordance with policy QD12 and HE9 of the Brighton & Hove Local Plan.*

#### **8) UNI**

This consent shall expire on or before the 17th January 2011 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.*

### **BH2010/03388**

#### **17 London Road Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2009/01226.

**Applicant:** Hurstglen Properties Ltd

**Officer:** Sue Dubberley 293817

**Approved on 23/11/10 DELEGATED**

### **WITHDEAN**

### **BH2010/01610**

#### **25 Hazeldene Meads Brighton**

Roof extension to South end over existing garage, 2 front dormers, extended front porch and installation of 9 solar panels.

**Applicant:** Mr Steve McLean

**Officer:** Guy Everest 293334

**Refused on 10/11/10 PLANNING COMMITTEE**

#### **1) UNI**

The two dormers, by reason of their size, bulk and positioning on the roof slope, would introduce features which would be alien and incongruous in the context of the immediately surrounding street scene, furthermore the shape and form of the roof extension would imbalance and fundamentally change the appearance of the dwelling, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The solar panels, by reason of their proliferation and level of projection above the ridgeline, would appear cluttered and incongruous features of the property, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

## **BH2010/02615**

### **10 Bavant Road Brighton**

Outline application for the erection of 1no detached three bedroom house and 2no two bedroom semi-detached houses.

**Applicant:** Mr Paul Corcut

**Officer:** Adrian Smith 01273 290478

**Refused on 24/11/10 DELEGATED**

#### **1) UNI**

The proposed development would be of a density, scale, massing and layout that would not compliment the site or the form of the existing local development pattern, resulting in an unsympathetic, disproportionate and incongruous addition to the local realm. The proposed development is therefore considered to represent an overdevelopment of the site that is harmful to the character and appearance of the Preston Park Conservation Area, contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development, by virtue of its cramped layout, excessive massing and poor standard of amenity space, would result in a significant loss of privacy to adjoining occupiers and would oppress their outlook. It would also provide for a cramped standard of accommodation for future occupiers of the development and a comparatively poor standard of private amenity space for each new dwelling, contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

Policies TR1 and TR7 of the Brighton & Hove Local Plan require all new development to provide for the travel demand it creates, stating that planning permission will not be granted for developments that increase the danger to users of pavements, cycle routes and roads. Insufficient evidence has been submitted with the application to demonstrate that the combination of an uplift in vehicular movements to the site and the narrow and disguised vehicular access arrangements would not result in a significant highway and pedestrian safety hazard, contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

## **BH2010/02852**

### **7 Cedars Gardens Brighton**

Erection of two storey side and rear extensions. Roof alterations incorporating new front and rear dormers, alterations to existing front dormer and installation of rooflights to rear.

**Applicant:** Mr Newton

**Officer:** Mark Thomas 292336

**Refused on 08/11/10 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 proposed rear extension would have an overbearing impact and would result in an unacceptable loss of outlook and increased sense of enclosure for the residents of no. 5 Cedars Gardens. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/02875**

**16 Hazeldene Meads Brighton**

Application to extend time limit for implementation of previous approval BH2007/02670 for the demolition of existing garage & erection of two storey side extension.

**Applicant:** Mr Graham Bull

**Officer:** Jason Hawkes 292153

**Approved on 08/11/10 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) BH05.08**

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

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

**4) UNI**

The three windows shown on the northern elevation of the proposed development shall not be glazed otherwise than with obscure glass and thereafter permanently retained as such, unless agreed with the local planning authority in writing.

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

**5) UNI**

The extension hereby permitted shall be used only as ancillary accommodation in connection with the use of the main property as a single private dwellinghouse and shall not be used as a self-contained unit.

*Reason: To safeguard the character of the locality and the amenities of the occupiers of adjoining residential properties and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved drawings no.TA1166/01, 02, 03, 04D, 05B & 06C received on the 26th October 2007.

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

**7) 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 other than those expressly authorised by this planning permission shall be constructed to the side first floor elevation of the approved extension without planning permission obtained from Local Planning Authority.

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

**BH2010/02922**

**85 Valley Drive Brighton**

Erection of single storey rear extension, roof extension incorporating hip to gable end to rear, additional dormer to East and associated works.

**Applicant:** Mr Chris Evans

**Officer:** Wayne Nee 292132

**Approved on 05/11/10 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. EV/01 received on 13 September 2010.

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

**BH2010/02929**

**59 Balfour Road Brighton**

Loft conversion incorporating rear dormer.

**Applicant:** Mr Prince

**Officer:** Adrian Smith 01273 290478

**Refused on 18/11/10 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. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides more detailed design guidance. The proposed rear dormer, by virtue of its scale and massing, would result in an incongruous and inappropriately bulky addition to the roof of the recipient property. It would unbalance the symmetry of the host building and set an unwelcome precedent for further such dormers in the estate, thereby harming the character of the area. The proposal is therefore contrary to the above policy.

**BH2010/02939**

**15 Green Ridge Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extensions with barn hips, erection of rear dormer and installation of rooflights to front roofslope.

**Applicant:** Mr Mark Wadey

**Officer:** Guy Everest 293334

**Approved on 15/11/10 DELEGATED**



**BH2010/02953**

**46 Dyke Road Avenue Brighton**

Demolition of existing extension and erection of two storey extensions to front and rear of property. Erection of single storey porch and roof alterations including gabled roof. Alterations to garage including roof extension and alterations to front boundary wall arrangements.

**Applicant:** Mr Rob Hogley

**Officer:** Clare Simpson 292454

**Approved on 12/11/10 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 first floor window on the south-east elevation of the house and the ground floor window on the north-west elevation of the house 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, in accordance with drawing number (31)003E received on the 11th November 2010 and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

No development shall commence until a specification of works has been submitted to and approved in writing by the Local Planning Authority setting out how the main front chimney stack is to be exposed, restored and/or reinstated externally at ground floor level, including details of any new structural intervention that may be necessary to support the stack, both temporarily and permanently.

*Reason: To preserve the character and appearance of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

No development shall take place until an Arboricultural Method Statement has been submitted to and approved by the Local Planning Authority in writing. This statement shall demonstrate how the screening and shrubs on the south side of the entrance to the site and the trees and shrubs on the central lawned area shall be protected to BS 5837 (2005) Trees in relation to Construction as far as is practicable.

*Reason: In the interests of the visual amenity of the area and in accordance with policy QD16 and HE6 of the Brighton & Hove Local Plan.*

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.2002 (10)001A, 002A, 003B (11)002C, 003B, (20)000C, 001C, 002B, (30)001C, 002C, 003A, 004A, 005A, 101, 102, 103, 104, 105, (31)001H, 002F, 004E received on the 17th September 2010 and (21)000F, 001F, 002E, (22) 000B, 001B, 002B (31)003E received on the 11th November 2010.

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

**BH2010/02954**

**46 Dyke Road Avenue Brighton**

Demolition of existing extensions and part demolition of existing garage.

**Applicant:** Mr Rob Hogley

**Officer:** Clare Simpson 292454

**Approved on 12/11/10 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) 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.*

**BH2010/02973**

**59 Surrenden Road Brighton**

Erection of rear two storey pitched roof bay window extension. Demolition of existing conservatory and replacement of ground floor bay window, replacement of windows to existing rear first floor dormer, replacement of rear paved terrace and access steps and erection of covered veranda.

**Applicant:** Dr Michael Edwards

**Officer:** Adrian Smith 01273 290478

**Approved on 11/11/10 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 details shown on the application and with the exception of the rear facing window only, all first floor windows to the proposed rear bay window extension hereby permitted shall at all times be obscurely glazed with the lower sashes fixed shut.

*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.*

**4) UNI**

The windows in the south side elevation of the veranda shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

## 5) UNI

The development hereby permitted shall be carried out in accordance with the design and access statement and approved drawing nos. 02 rev B, 03 rev B & 04 rev B received on the 17th September 2010.

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

### **BH2010/02980**

#### **Park Manor London Road Preston Brighton**

Application to extend time limit for implementation of previous approvals BH2005/01349/FP & BH2007/04485 for proposed roof extension to provide 4no three bedroom penthouse flats with private roof gardens, parking and associated works.

**Applicant:** Anstone Properties Ltd

**Officer:** Paul Earp 292193

**Approved on 19/11/10 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) 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.*

#### **4) 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.*

#### **5) 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.*

#### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no's. AC/ParkManor/01-05 received on 7 December 2007, and drawing no. 26/07 received 27 April 2005.

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

#### **7) UNI**

The flats shall not be occupied until the car parking spaces shown on drawing no. 26/07 of approval BH2005/01349/FP, have been laid out to the satisfaction of the local planning authority and thereafter retained for such use.

*Reason: To ensure satisfactory on-site parking provision and to comply with policy TR17 of the Brighton & Hove Local Plan.*

#### **8) UNI**

Before any lift plant and machinery is used on the premises, it shall be enclosed with sound-insulating materials and mounted in a way which will minimise transmission of structure borne sound, in accordance with a scheme to be approved in writing by the local planning authority.

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

#### **9) UNI**

No construction work shall take place outside the hours of 08.00-18.00 Monday to Friday and 08.30-13.00 on Saturdays, or at any time on Sundays or Bank Holidays.

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

### **BH2010/02991**

#### **2 Valley Drive Brighton**

Erection of two storey side and rear extensions incorporating a pitched roof.

**Applicant:** Mr Mark Saunders

**Officer:** Christopher Wright 292097

**Approved on 15/11/10 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) 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 two first floor level windows on the southern flank elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. VD2/0410/3 and RP2VD received on 20 September 2010.

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

**BH2010/02998**

**9A Inwood Crescent Brighton**

Replacement of existing windows with UPVC double glazed windows.

**Applicant:** Mr David Felton

**Officer:** Wayne Nee 292132

**Approved on 17/11/10 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 documents received on 21 September 2010.

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

**BH2010/03000**

**2 Croft Road Brighton**

Application for Approval of Details Reserved by Conditions 2, 5, 7 and 11 of application BH2010/02072.

**Applicant:** Mr Gary Vallier

**Officer:** Jason Hawkes 292153

**Split Decision on 16/11/10 DELEGATED**

**1) UNI**

Approval of the details reserved by conditions 2, 7 & 11 subject to full compliance with the submitted details.

**1) UNI**

Approval of the discharge of conditions 5 for the following reasons:

The scheme does not include evidence that the development is registered with BRE and does not include an interim Code for Sustainable Homes Certificate. Thus it is not acceptable to discharge details reserved by condition 5.

**BH2010/03047**

**36A Dyke Road Avenue Brighton**

Application for Approval of Details Reserved by Condition 14 of application BH2008/02114.

**Applicant:** SDP Developers

**Officer:** Jason Hawkes 292153

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

**BH2010/03272**

**50 Bates Road Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Gary Millar & Mrs Paula Quinn

**Officer:** Adrian Smith 01273 290478

**Approved on 18/11/10 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 site plan and approved drawing no. 10.02.02/2A received on the 18th October 2010.

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

**BH2010/03319**

**90 Mill Rise Brighton**

Erection of single storey rear extension.

**Applicant:** Mr David Maskell

**Officer:** Steven Lewis 290480

**Approved on 24/11/10 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 MC Architecture Services unnumbered drawings received on 19/10/2010.

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

**EAST BRIGHTON**

**BH2010/01844**

**Kingfisher Court Albourne Close Brighton**

Installation of insulated overcladding system to building and replacement of existing windows/patio doors with powder coated aluminium double glazed units.

**Applicant:** Mears

**Officer:** Sue Dubberley 293817

**Approved on 04/11/10 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. 10071-001-B, 002, 003 received on 16 June 2010.

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

**BH2010/02318**

**23 Portland Place Brighton**

Change of use from language school (D1) to residential dwelling (C3) and external alterations including replacement windows.

**Applicant:** House of English

**Officer:** Anthony Foster 294495

**Approved on 18/11/10 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**

This decision is based on drawing nos. The development hereby permitted shall be carried out in accordance with the approved drawings no drawing nos. 23PP.01, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 24 received on 26 July 2010, drawing nos. 23PP.25, 26, 27 received on 16 August 2010, drawing nos. 23PP.21 received on 18 August 2010, drawing nos. 23PP.02, 28, 30, 31, 32, 33, 34, 35, 36 received on 25 August 2010, drawing nos 23PP.26 received 5 November drawing nos. 23PP.19 Rev A, 20 Rev A, 22 Rev A, 23 Rev A, 37 received on 9 November 2010.

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

**3) UNI**

Notwithstanding the approved plans, details of new and/or replacement doors shall be submitted to and approved in writing by the Local Planning Authority before works commence. Drawings of the doors shall be submitted in the form of a 1:20 scale drawing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

**4) UNI**

Notwithstanding the approved plans, full details of proposed finish to the ground floor entrance steps shall be submitted to and approved in writing by the Local Planning Authority before works commence. These details shall include a sample of the proposed material and drawings detailing the proposed finish. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

**5) UNI**

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

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

**6) UNI**

No works shall take place until full details of the proposed replacement windows including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2010/02319**

**23 Portland Place Brighton**

Internal and external alterations associated with change of use from language school (D1) to residential dwelling (C3), including replacement windows.

**Applicant:** House of English

**Officer:** Anthony Foster 294495

**Approved on 18/11/10 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) BH13.11**

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



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

**4) 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.*

**5) UNI**

Notwithstanding the approved plans, details of new and/or replacement doors shall be submitted to and approved in writing by the Local Planning Authority before works commence. Drawings of the doors shall be submitted in the form of a 1:20 scale drawing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

**6) UNI**

No works shall take place until full details of the proposed replacement windows including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**7) UNI**

Notwithstanding the approved plans, full details of proposed finish to the ground floor entrance steps shall be submitted to and approved in writing by the Local Planning Authority before works commence. These details shall include a sample of the proposed material and drawings detailing the proposed finish. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

**BH2010/02321**

**24 Portland Place Brighton**

Change of use from language school (D1) to residential dwelling (C3) and external alterations including replacement windows.

**Applicant:** House of English

**Officer:** Anthony Foster 294495

**Approved on 18/11/10 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 drawing nos. 24PP.01, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 24 received on 26 July 2010, drawing nos. 24PP.25, 26, 27 north elevation as existing received on 15 August 2010, drawing nos. 24PP.21

received on 18 August 2010, drawing nos. 24PP.02, 37 received on 25 August 2010, drawing nos 24PP.19, 20, 22, 23, 27 north elevation as proposed received 5 November.

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

### **3) UNI**

Notwithstanding the approved plans, details of new and/or replacement doors shall be submitted to and approved in writing by the Local Planning Authority before works commence. Drawings of the doors shall be submitted in the form of a 1:20 scale drawing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

### **4) UNI**

Notwithstanding the approved plans, full details of proposed finish to the ground floor entrance steps shall be submitted to and approved in writing by the Local Planning Authority before works commence. These details shall include a sample of the proposed material and drawings detailing the proposed finish. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

### **5) UNI**

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

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

### **6) UNI**

No works shall take place until full details of the proposed replacement windows including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **BH2010/02322**

### **24 Portland Place Brighton**

Internal and external alterations associated with change of use from language school (D1) to residential dwelling (C3), including replacement windows.

**Applicant:** House of English

**Officer:** Anthony Foster 294495

**Approved on 18/11/10 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) BH13.11**

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

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

### **4) 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.*

### **5) UNI**

Notwithstanding the approved plans, details of new and/or replacement doors shall be submitted to and approved in writing by the Local Planning Authority before works commence. Drawings of the doors shall be submitted in the form of a 1:20 scale drawing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

### **6) UNI**

No works shall take place until full details of the proposed replacement windows including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **7) UNI**

Notwithstanding the approved plans, full details of proposed finish to the ground floor entrance steps shall be submitted to and approved in writing by the Local Planning Authority before works commence. These details shall include a sample of the proposed material and drawings detailing the proposed finish. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory completion of the development and to preserve the historical and architectural appearance and character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.*

## **BH2010/02347**

### **5 Portland Place Brighton**

Change of use from language school (D1) to residential dwelling (C3) including external alterations to front elevation.

**Applicant:** House of English

**Officer:** Anthony Foster 294495

**Approved on 18/11/10 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) BH13.03**

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

#### **3) 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.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no drawing nos. 5PP.01, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 19, 20, 23 received on 26 July 2010, drawing nos. 5PP.13, 14, 15, 16, 18, 21, 24, 25, 26, 27, received on 17 August 2010, drawing nos. 5PP.02 received on 25 August 2010, drawing nos. 5PP.22 Rev A, 5PP.26 West Elevation as proposed, 5PP.27 South Elevation as proposed received on 25 October 2010.

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

#### **5) UNI**

No works shall take place until full details of the proposed replacement corning and capitals including 1:20 scale sample elevations and 1:1 scale profiles to precisely match those existing on the West side of Portland Place have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented prior to the occupation of the building as a dwellinghouse and 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.*

#### **6) UNI**

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

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

### **BH2010/02596**

#### **Land to rear of 1-3 Clarendon Terrace Brighton**

Erection of a two storey dwelling, alterations to boundary walls fronting Chesham Place and alterations within garden including excavation and alterations to walls.

**Applicant:** Skyline Developments

**Officer:** Aidan Thatcher 292265

**Refused on 24/11/10 DELEGATED**

### **1) UNI**

The proposed new dwelling, by reason of its height and close proximity to adjoining properties in Clarendon Terrace would be overbearing and create a sense of enclosure and cause loss of outlook to occupiers of those properties, to the detriment of their amenity, contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2010/02737**

#### **Sussex House 1 Abbey Road Brighton**

Installation of cycle compound and cyclepod stands in Sussex House North car park incorporating security gate with associated pedestrian & vehicle access into car park. Part retrospective.

**Applicant:** Mr Robert Brown

**Officer:** Anthony Foster 294495

**Approved on 05/11/10 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**

Upon completion of the cycle parking facilities shown on the approved plans the cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1890SUX/CP/01, 02 B, 03 B, submitted on 10 September 2010 and Sheet 1 of 2, Sheet 2 of 2 submitted on 25 September 2010.

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

### **BH2010/02777**

#### **The Swan 8 - 9 Rock Street Brighton**

Cladding of front elevation with lilac bevelled ceramic tiles (Part retrospective)

**Applicant:** Mr Gary Blair

**Officer:** Sonia Kanwar 292359

**Refused on 19/11/10 DELEGATED**

### **1) UNI**

The development, by reason of the colour and finish proposed, is an inappropriate alteration and forms an incongruous feature within the street scene to the detriment of the character and appearance of the East Cliff Conservation Area. Additionally it detracts from the setting and views of the neighbouring Listed Buildings. As such the proposal is contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

### **BH2010/02956**

#### **St Georges Church St Georges Road Kemptown Brighton**

Application for Approval of Details Reserved by Conditions 2, and 4 of application BH2010/00567.

**Applicant:** Parochial Church Council of St Georges

**Officer:** Anthony Foster 294495

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

## **BH2010/02969**

### **1 St Marys Square Brighton**

Installation of UPVC windows and doors to replace existing timber windows and doors.

**Applicant:** Mr J Bennett

**Officer:** Chris Swain 292178

**Approved on 23/11/10 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.A131.22 and 4 unnumbered drawings showing the proposed window and door designs received on 20 September 2010.

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

## **HANOVER & ELM GROVE**

## **BH2010/02058**

### **53 Carisbrooke Road Brighton**

Application for removal of condition 2 of application BH2007/04288 which states that '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.'

**Applicant:** Mrs Elizabeth Taylor

**Officer:** Sonia Kanwar 292359

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

#### **1) 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.*

#### **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) 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) BH03.04**

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

*Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area 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) UNI**

Within three months of the date of this permission, samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the new build development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**7) UNI**

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

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

**8) UNI**

The conversion element of the scheme hereby permitted shall be carried out in accordance with the approved sustainability measures approved in writing by the Local Planning Authority on the 30th June 2009.

*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, in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this permission, with regards to the new build development:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes or the Building Research Establishment (BRE) under Ecohomes, and a Design Stage/Interim Report showing that the development will achieve Code for Sustainable Homes rating of level 3 or an Ecohomes rating of "Very Good" or higher 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 or an Ecohomes rating of "Very Good" or higher for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the new build 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 or an Ecohomes rating of "Very Good" or higher has been submitted to, and approved in writing by, the Local Planning Authority.

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

**11) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of permission BH2007/04288.

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

**BH2010/02778**

**20 Hanover Crescent Brighton**

Application for approval of details reserved by conditions 2, 3 and 5 of application BH2010/00059

**Applicant:** Mr Neil Smith

**Officer:** Chris Swain 292178

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

**BH2010/02925**

**24 Southampton Street Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer with window and French door and rooflights to front roof slope.

**Applicant:** Ms Frances Guy

**Officer:** Louise Kent 292198

**Approved on 16/11/10 DELEGATED**

**BH2010/02948**

**128-129 Lewes Road Brighton**

Change of Use of basement from retail storage to 1no 3bedroom flat. Excavation at front to form new entrance steps to basement with lightwell and associated metal balustrades. Alterations to front and rear fenestration.

**Applicant:** Peermark Ltd

**Officer:** Aidan Thatcher 292265

**Refused on 11/11/10 DELEGATED**

**1) UNI**

The proposed basement residential unit would be largely enclosed and would receive inadequate natural light and a poor outlook and would therefore fail to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policy QD27.

**2) UNI2**

The proposed external alterations to the front of no. 128 at basement level, namely the new front facing casement window, would not integrate effectively with the host property due to its positioning and thus would be contrary to Brighton & Hove Local Plan policies QD1 and QD14.



### **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.

## **HOLLINGDEAN & STANMER**

### **BH2008/03526**

#### **Pevensey 1 North South Road Brighton**

Installation of free standing hand rail on the roof and all existing windows to be replaced with new double glazing

**Applicant:** Mr Neil Troak

**Officer:** Louise Kent 292198

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

#### **1) 01.05A**

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

*Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.*

### **BH2010/01704**

#### **300 Ditchling Road Brighton**

Variation of Condition 9 of application BH2005/00199/FP to read: The ground and first floor windows on the rear elevation (with the exception of the window serving the ladies toilet) shall be kept shut during hours of opening, and the two rooflights serving the kitchen shall only be opened between the hours of 11.00 to 15.00 and 18.00 to 22.00. The door into the garden shall be kept closed when not in use for operational purposes.

**Applicant:** Mr David Doran

**Officer:** Jonathan Puplett 292525

**Refused on 16/11/10 DELEGATED**

#### **1) UNI**

The proposed opening of rooflights serving the kitchen would cause odour and noise nuisance for occupiers of neighbouring residential properties, contrary to Policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

### **BH2010/02466**

#### **67 Dudley Road Brighton**

Erection of two storey side extension with roof alterations.

**Applicant:** Mrs Claire Adams

**Officer:** Louise Kent 292198

**Approved on 04/11/10 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 nos.10.06.03/2 and 10.06.03/Rev. 3B submitted on 6 August 2010 and 26 October 2010.

#### **BH2010/02509**

##### **22 Park Road Brighton**

Erection of single storey rear extension with pitched roof, erection of new porch to front entrance, erection of new single storey detached garage to rear and construction of hardstanding and vehicular crossover to front of property.

**Applicant:** Mr M Harrison

**Officer:** Chris Swain 292178

**Approved on 11/11/10 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 drawings no. PR1/1 received on 6 August 2010 and drawing no.PR1/R on 5 September 2010.

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

#### **5) UNI**

The windows in the proposed rear addition 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.*

#### **BH2010/02617**

##### **Engineering 1 North South Road University of Sussex Brighton**

Erection of internal partition walls to plant room (Part-Retrospective)

**Applicant:** Mr Neil Hastings

**Officer:** Liz Arnold 291709

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

### **BH2010/02663**

#### **Land behind 75-85 Hollingbury Road Brighton**

Demolition of existing block of garages and erection of 2no 2 bedroom bungalows.

**Applicant:** Mr B Edwards

**Officer:** Kate Brocklebank 292175

#### **Refused on 24/11/10 DELEGATED**

##### **1) UNI**

The proposed dwellings, due to their height, siting on the boundary, limited separation distances to neighbouring properties and increased height to western boundary treatment would result in an unneighbourly form of development, having an overbearing impact and resulting in a sense of enclosure and negatively affecting the general enjoyment of both the neighbouring dwellings and adjacent garden areas in Ditchling Gardens contrary to policy QD27 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The proposal, by reason of its poor design, plot division and site coverage, in a densely developed location, would be an overdevelopment of the site that would relate poorly to development in the surrounding area. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area, does not respect the spacing characteristics of Hollingbury Road and is a cramped form of development. The proposal seeks to infill the already limited space between the rear boundaries of the properties which front Hollingbury Road and those within Ditchling Gardens which represents 'town cramming' to the detriment of the character of the area. As such the scheme is unacceptable as the proposal fails to comply with policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

##### **3) UNI3**

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

##### **4) UNI4**

Insufficient information has been submitted in relation to the proposed site levels to fully assess the impact of the proposed development in relation to neighbouring amenity. The sectional drawings are inaccurate and misleading as they do not accurately show the proposed increase in the height of the boundary treatment to the west. Contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

##### **5) UNI5**

Insufficient evidence has been submitted to demonstrate how the impact of the loss of the existing car parking within the garaging and the additional demand created by the development would be accommodated in the vicinity of the site. Contrary to policy TR1 of the Brighton & Hove Local Plan.

### **BH2010/02817**

#### **Engineering 1 North South Road University Of Sussex Brighton**

Installation of new emergency generator to metal store area.

**Applicant:** University of Sussex

**Officer:** Liz Arnold 291709

#### **Approved on 11/11/10 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.*

**BH2010/02965**

**376 Ditchling Road Brighton**

Certificate of Lawfulness for a Proposed loft conversion incorporating a rear dormer with Juliet balcony and rooflights to front elevation.

**Applicant:** Mr & Mrs Paul & Nicky Saunders

**Officer:** Helen Hobbs 293335

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

**BH2010/03048**

**The Manor House University Of Brighton Moulsecombe Place Lewes Road Brighton**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2010/00266.

**Applicant:** University Of Brighton

**Officer:** Kate Brocklebank 292175

**Approved on 12/11/10 DELEGATED**

**MOULSECOOMB & BEVENDEAN**

**BH2008/03628**

**Rear of 4-34 Kimberley Road Brighton**

Demolition of existing garages and construction of 4 two storey dwellings with off-street parking, associated landscaping works and re-surfacing of access road.

**Applicant:** Mr B Edward

**Officer:** Aidan Thatcher 292265

**Approved after Section 106 signed on 12/11/10 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) BH02.08**

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.*

**4) 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.*

**5) 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.*

**6) 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.*

**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) BH06.02**

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.*

**9) 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.*

#### **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 shall be carried out in strict accordance with the Waste Minimisation Statement prepared by CJ Planning received on 19.11.08.

*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 policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

#### **13) 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.*

#### **14) UNI**

The North and South (side) facing windows at first floor level of each property hereby approved shall not be glazed otherwise than with obscured glass and be top or bottom hung 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.*

#### **15) UNI**

The development hereby permitted shall not be commenced until details of the location of the parking spaces for private motor vehicles belonging to 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 such use at all times.

*Reason: To ensure that adequate parking provision is retained without adversely affecting site access and turning facilities and to comply with policy TR19 of the Brighton & Hove Local Plan.*

**BH2010/01609**

**Rear of 20-32 Baden Road Brighton**

Erection of 7no three storey dwelling houses with vehicular parking for 7no cars.

**Applicant:** Kitmarr Limited

**Officer:** Sue Dubberley 293817

**Approved on 15/11/10 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) BH02.01**

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

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

**3) 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) BH02.05**

The bathroom windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**5) 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.*

**6) 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.*

**7) 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.*

**8) 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.*

**9) 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.*

**10) 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.*

**11) BH06.03**

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

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

**12) UNI**

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



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

**13) 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.

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

**14) UNI**

The measures set out in the submitted Site Waste Management Plan shall be implemented in the development hereby approved.

*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.*

**15) UNI**

Prior to commencement of development a Discovery Strategy shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

*Reason: Previous activities within close proximity of this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton & Hove Local Plan.*

**BH2010/01959**

**Land to rear of 14-18 Baden Road Brighton**

Erection of three 4no bedroom houses including solar panels and associated works.

**Applicant:** Mr J Bacon

**Officer:** Sue Dubberley 293817

**Approved on 17/11/10 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. 2205/02, 2251/01 submitted on 23 June 2010.

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

**3) BH02.01**

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

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

**4) 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.*

**5) BH02.05**

The bathroom windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**6) 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.*

**7) 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.*

**8) 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.*

**9) 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.*

#### **10) 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.*

#### **11) 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.*

#### **12) 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.*

#### **13) UNI**

Prior to commencement of development a Discovery Strategy shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

*Reason: Previous activities within close proximity of this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton & Hove Local Plan.*

#### **14) 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 including the TPO tree on the adjacent land immediately adjoining the site (TPO (No9) 2010) 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 accord with policy QD15 of the Brighton & Hove Local Plan.*

#### **15) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority an Arboriculture Method Statement. The works shall be carried out in accordance with the agreed details.

*Reason: To protect the trees which are to be retained on the site and to protect the tree on the adjoining 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.*

## **16) UNI**

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

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

## **17) UNI**

The measures set out in the submitted Site Waste Management Plan shall be implemented in the development hereby approved.

*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.*

## **BH2010/02021**

### **62 Bevendean Crescent Brighton**

Erection of 2no new semi-detached dwelling houses.

**Applicant:** Mr Paul Newman

**Officer:** Aidan Thatcher 292265

**Refused on 18/11/10 DELEGATED**

#### **1) UNI**

The proposed development, by virtue of the subdivision of the plot and the bulk and height of the proposal would result in a form of development which would be out of character with the surrounding area, specifically the corner plots within the vicinity of the site and as such would be contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development by reason of the siting, materials, design, bulk and height of the proposed houses would be visually intrusive in views from the adjoining South Downs National Park causing harm to its setting and thus would be contrary to policy NC8 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed development would cause a detrimental impact on the living conditions of the occupiers of no. 62 Bevendean Crescent by virtue of increased noise and disturbance arising from the ingress and egress from the proposed dwellings and as such would be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The application fails to demonstrate that the scheme would achieve Level 5 of the Code for Sustainable Homes and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08: Sustainable Building Design.

#### **5) UNI5**

The proposed access drive is of inadequate width to allow for vehicles to access the two parking spaces to the front of the proposed properties. The proposal is therefore considered to be contrary to policies TR1 and TR19 of the Brighton & Hove Local Plan.

## **BH2010/02836**

### **Land Adj Brighton Health & Racquet Club Village Way Brighton**

Installation of external fire escape ramp and steps plus external plant protection enclosure.

**Applicant:** The University of Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 11/11/10 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. (21)100J, (91)100 and (21)101H received on 03.09.10 and drawing no. 107 received on 16.09.10.

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

## **BH2010/02887**

### **Unit 5 Westergate Business Centre Westergate Road Brighton**

Extension of Unit 5 at first floor level internally over Unit 4 to provide additional office space. (Permitted development rights removed by Condition 9 of BH2004/00895/FP)

**Applicant:** East Brighton Trust CIC

**Officer:** Kate Brocklebank 292175

**Approved on 17/11/10 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) BH05.09A**

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.001 Revision P2, 002 Revision P2, 004 Revision P2, 005 P1, 011 Revision P4 received on 21st September 2010, 003 Revision P2, 010 Revision P2, 012 Revision P1 received on 22nd September 2010.

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

**BH2010/03153**

**Unit 1 Fairway Trading Estate Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/01141.

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 16/11/10 DELEGATED**

**QUEEN'S PARK**

**BH2010/02047**

**140 Edward Street Brighton**

Replacement of 3 No. windows with timber framed windows at rear elevation and insertion of 2 No. Conservation style roof lights in west facing roof slope.

**Applicant:** Mr & Mrs Jeremy and Penny Maris

**Officer:** Louise Kent 292198

**Approved on 09/11/10 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.169-03/1 submitted on 25 October 2010.

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

**3) BH12.03**

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

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

**4) BH12.05A**

The rooflight[\*s\*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**BH2010/02500**

**Flat 2 89 Marine Parade Brighton**

Replacement of existing window with timber sash window.

**Applicant:** Mr Adam Freeland

**Officer:** Louise Kent 292198

**Approved on 18/11/10 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 nos 10. 09.01/1, 2 & 3 received on 22 September 2010.

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

### **BH2010/02501**

#### **Flat 2 89 Marine Parade Brighton**

Internal alterations to layout of flat and replacement of existing window with timber sash window.

**Applicant:** Mr Adam Freeland

**Officer:** Louise Kent 292198

**Approved on 17/11/10 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) BH13.03**

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

#### **3) BH13.07**

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

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

#### **4) 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.*

### **BH2010/02890**

#### **8 Queens Park Terrace Brighton**

Erection of single storey side extension to replace existing conservatory.

**Applicant:** Ms Kit Messenger

**Officer:** Sonia Kanwar 292359

**Approved on 15/11/10 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 shall be constructed to the side elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 368(PL)1 received on the 10th September 2010 and 368(PL)2a received on the 20th September 2010.

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

### **BH2010/02999**

#### **Tarner Park Playbase Tarner Park Sussex Street Brighton**

Demolition of toilet block and pre-fabricated activity building.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

**Approved on 23/11/10 DELEGATED**

#### **1) BH01.04**

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

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

#### **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, 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, or that the site be landscaped to an appropriate standard following demolition.

*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.*

### **BH2010/03052**

#### **27 Upper Rock Gardens Brighton**

Certificate Of Lawfulness for existing use of ground, first and second floors of 27 Upper Rock Gardens, Brighton as a Guest House (C1)

**Applicant:** Georjan Guest House

**Officer:** Chris Swain 292178

**Approved on 05/11/10 DELEGATED**

### **BH2010/03215**

#### **11 Southdown Mews Brighton**

Conversion of existing garage into habitable room.

**Applicant:** Mr Beard

**Officer:** Jonathan Puplett 292525

**Approved on 23/11/10 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 painted render wall infill hereby permitted shall match the painted render walls 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 nos. D1, D02 and site plan received on the 11th of October 2010.

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

### **BH2010/03337**

#### **Tarner Playground Sussex Street Brighton**

Non Material Amendment to BH2010/01346 for the relocation of the Playpod building from approved position.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

**Refused on 19/11/10 DELEGATED**

## **1) UNI**

The proposed revisions to the scheme approved under application BH2010/01346 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

i) Visual Impact and impact upon the Carlton Hill Conservation Area.

### **ROTTINGDEAN COASTAL**

### **BH2010/00983**

#### **2 Berwick Road Saltdean Brighton**

Replacement of garage door with UPVC windows and doors to form residential unit. (Retrospective)

**Applicant:** Mr Neil Harrison

**Officer:** Anthony Foster 294495

**Refused on 09/11/10 DELEGATED**

## **1) UNI**

Due to the cramped living conditions, lack of natural ventilation and light to the proposed bathroom and kitchen facilities, and the lack of amenity space provision for the occupiers of the residential unit, the scheme is judged to provide an inappropriate and poor standard of accommodation and a cramped and confined internal environment that would provide inadequate living conditions for future occupiers and set an unacceptable precedent within the area. The proposal is therefore contrary to policies HO5, QD3 and QD27 of the Brighton & Hove Local Plan.

## **2) UNI2**

The windows are of an unsympathetic design, subdivision and opening arrangement, which is to the detriment of the character and appearance of the existing property and the street scene, contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.

## **3) UNI3**

The applicant has failed to demonstrate that the proposal would incorporate measures to ensure a satisfactory level of sustainability, contrary to policy SU2 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The applicant has failed to provide sufficient information to suggest that the units are capable of meeting the Lifetime Homes standards contrary to policy HO13 of the Brighton & Hove Local Plan

#### **BH2010/02093**

##### **63 Marine Drive Rottingdean Brighton**

Conversion of existing rear ground and first floor maisonette to create 3no two bedroom maisonettes and 1no two bedroom flat, incorporating erection of rear extension and additional storey with pitched roof with front, rear and side dormers and rooflights to side.

**Applicant:** Mr Keith Pryke

**Officer:** Sue Dubberley 293817

#### **Approved on 09/11/10 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) BH03.03**

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

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

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

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) BH06.02**

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.*

**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 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.*

**8) BH16.01**

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

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

*Hove Local Plan.*

**9) UNI**

The waste minimisation measures shall be implemented in strict accordance with the Waste Minimisation Statement dated 6/14/2010 received on 06/07/10.

*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**

The development hereby permitted shall be carried out in accordance with the approved drawings no. site plan, levels, street scene, KP/22/1, 2, 3A, 4A submitted on 6 July 2010.

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

**BH2010/02263**

**The Dene The Green Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/00579.

**Applicant:** Teacher's Housing Association

**Officer:** Chris Swain 292178

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

**BH2010/02579**

**7 Bazehill Road Rottingdean Brighton**

Erection of single storey rear conservatory extension.

**Applicant:** Mr Andy & Mrs Jackie Noakes

**Officer:** Louise Kent 292198

**Approved on 17/11/10 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 nos. 2699/3/1B, 10C, 16A, 17A, 18A, 22C, 23B, 24A, 28B, 29B & 30 received on 12 August 2010.

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

**BH2010/02606**

**3 Ovingdean Close Brighton**

Erection of terracing and timber summer houses with raised timber deck area in rear garden. (Retrospective).

**Applicant:** Mr L Catt

**Officer:** Sonia Kanwar 292359

**Refused on 08/11/10 DELEGATED**

### **1) UNI**

The development, by virtue of the siting, design, size and massing appears visually dominant and overbearing when viewed from the neighbouring properties. It is of detriment to the character and appearance of the existing property and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

The development, by virtue of the siting, design, size and massing results in significant overlooking of neighbouring properties and gardens. As such the development adversely impacts on residential amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2010/02720**

### **76 Tumulus Road Saltdean Brighton**

Certificate of lawfulness for proposed loft conversion including hip to gable roof extensions, rear dormer and rooflights to front and rear. Erection of new front porch and alterations to garage to form habitable room.

**Applicant:** Miss Valerie Gillam

**Officer:** Sonia Kanwar 292359

**Refused on 05/11/10 DELEGATED**

### **1) UNI**

The porch is not permitted development under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that proposed enlarged part of the dwellinghouse would extend beyond a wall which:

- i. fronts a highway, and
- ii. forms either the principal elevation or a side elevation of the original dwellinghouse.

### **2) UNI2**

The porch is not permitted development under Schedule 2, Part 1, Class D of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason of the ground area exceeding 3m<sup>2</sup> and the height being in excess of 3 metres.

### **3) UNI3**

The rooflights are not permitted development under Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that the applicant has failed to demonstrate that the alterations would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

## **BH2010/02750**

### **10 Lustrells Close Saltdean Brighton**

Erection of raised decking to rear with steps to garden (Retrospective).

**Applicant:** Mrs S Hinds

**Officer:** Jonathan Puplett 292525

**Refused on 09/11/10 DELEGATED**

### **1) UNI**

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents. Use of the raised decked area would result in overlooking of neighbouring gardens and the rear elevations of neighbouring dwellings, causing significant harm to the privacy of neighbouring residents. The scheme is therefore contrary to the above policies.

## **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 raised decked structure is an inappropriate addition to the rear garden area which has an overly dominant and overbearing affect on residents of neighbouring properties. The scheme is therefore contrary to the above policy.

### **BH2010/02762**

#### **27 Lewes Crescent Brighton**

Certificate of lawfulness for existing single storey rear extensions.

**Applicant:** Mr Charles Wilson

**Officer:** Sonia Kanwar 292359

**Approved on 08/11/10 DELEGATED**

### **BH2010/02831**

#### **27 Lewes Crescent Brighton**

Internal and external alterations and restoration. (Part retrospective)

**Applicant:** Mr Charles Wilson

**Officer:** Sonia Kanwar 292359

**Approved on 09/11/10 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) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, within three months of the date of this permission, full details of the design and proposed installation of the fires to the library and the living room 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.

*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**

Unless otherwise agreed in writing with the Local Planning Authority, within three months of the date of this permission, full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of all new openings, doors, windows and the staircase hereby approved shall be submitted to and approved in writing by the Local Planning Authority. All replacements should exactly match the existing in terms of materials, design and detail. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

*Hove Local Plan.*

**5) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, within three months of the date of this permission, full details of the design of how the flagstones hereby approved will be laid to the lower front patio 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.

*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 walls of the morning room and utility room shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

**BH2010/02848**

**21 Mayfield Court Lustrells Vale Saltdean Brighton**

Replacement of existing windows and door with double glazed UPVC.

**Applicant:** Miss Paula Firth

**Officer:** Chris Swain 292178

**Approved on 17/11/10 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 two unnumbered, approved drawings received on 6 September 2010.

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

**BH2010/02879**

**Land to rear of 75 Tumulus Road Saltdean Brighton**

Erection of 1no two bedroom bungalow.

**Applicant:** Mr M Trower

**Officer:** Kate Brocklebank 292175

**Refused on 16/11/10 DELEGATED**

**1) UNI**

The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area by respecting the spacing characteristics and is overly dense. Consequently the proposal represents an over-development of the site resulting in 'town cramming' to the detriment of the character of the area. In addition, the siting and orientation of the proposed development fails to reflect the prevailing character of this stretch of Tumulus Road and results in an overly prominent and dominant form of development in the street scene, causing harm to the character of the area. The dominance of the development is further exaggerated by the increase in ground levels compared with the existing dwelling at No.75 and the prominent corner plot location. As such the scheme is

unacceptable as the proposal fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed siting of the dwelling abutting the boundary with the South Downs National Park is in contrast to the existing layout of development along this stretch of Tumulus Road and results in filling at a higher level in the visual gap between the rear of this row of properties formed of open garden land. The proposal would be unduly prominent and detract from views into and have a negative impact on the setting of the adjacent South Downs National Park contrary to NC7 and NC8 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed dwelling, due to its siting, limited separation distances and position on elevated land constitutes an unneighbourly form of development having an overbearing impact on the existing dwelling and retained garden area for number 75 Tumulus Road contrary to policy QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposal does not make adequate provision for private amenity space for both properties in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens. As such the development fails to comply with policy HO5 of the Brighton & Hove Local Plan which requires amenity space to be appropriate to the scale and nature of the development.

**5) UNI5**

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

**6) UNI6**

The applicant has failed to demonstrate that the development will achieve Code Level 5 of the Code for Sustainable Homes contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 Sustainable Building Design.

**7) UNI7**

Insufficient information has been submitted in relation to the elevations of the proposed garage and existing and proposed site levels to fully assess the impact of the proposed development in relation to neighbouring amenity, design and the impact on the character of the area. Contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

**BH2010/02899**

**25 Winton Avenue Saltdean Brighton**

Erection of two storey side extension with rooflights to side, front and rear.

**Applicant:** Mr Robert Rowsell

**Officer:** Sonia Kanwar 292359

**Approved on 10/11/10 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 privacy screen hereby approved shall be implemented in full before the balcony approved is brought into use.

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

### **4) UNI**

The rooflights in the south east elevation serving the kitchen and in the south west elevation serving the dining area 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.*

### **5) UNI**

The windows to the south west elevation of the extension shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. L-01, L-02, L-03 and L-04 received on the 13th September 2010.

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

## **WOODINGDEAN**

### **BH2010/02670**

#### **59 Crescent Drive North Brighton**

Erection of front porch to replace existing.

**Applicant:** Ms Sophia Nikolaidis

**Officer:** Helen Hobbs 293335

**Approved on 08/11/10 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. 001, 002, 101, 102 and site plan received on 20th August 2010.

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

**BH2010/02896**

**568 Falmer Road Brighton**

Extension of existing crossover.

**Applicant:** Miss Helen Beaman

**Officer:** Helen Hobbs 293335

**Approved on 18/11/10 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 un-numbered drawing received on 14th September 2010.

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

**BH2010/03073**

**14 Selhurst Road Brighton**

Certificate of Lawfulness for a Proposed loft conversion incorporating a dormer at the rear elevation and rooflights to front and rear elevations.

**Applicant:** Mrs A Peacock

**Officer:** Jonathan Puplett 292525

**Refused on 16/11/10 DELEGATED**

**BRUNSWICK AND ADELAIDE**

**BH2010/02651**

**Flat 11 Rochester Mansions 7 Church Road Hove**

Internal alterations to layout of flat.

**Applicant:** Mr Christopher Dearlove

**Officer:** Wayne Nee 292132

**Approved on 17/11/10 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**

Notwithstanding the proposed drawing submitted, the architrave joinery profiles shall match the existing originals.

*Reason: To ensure a satisfactory appearance to the development 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 drawing nos. 1002-02B and 1002-03 received on 16 September 2010, and drawing no. 1002-01 received on 23 September 2010.

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

**BH2010/02684**

**Flat 6 3 Brunswick Square Hove**

Replacement of single glazing to front sash windows with double glazing, with retention of upper frames and replacement wooden lower frames.

**Applicant:** Mr Angus Light & Miss Emma Critchley

**Officer:** Adrian Smith 01273 290478

**Approved on 09/11/10 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 details submitted with the application, and unless otherwise approved in writing by the Local Planning Authority, the existing sash boxes and upper sashes to the three front windows shall be re-used and the lower sashes replaced with new softwood window sections with joinery details to match exactly those of the originals, and shall thereafter be retained as such.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings received on the 23rd August 2010.

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

## **BH2010/02685**

### **Flat 6 3 Brunswick Square Hove**

Replacement of single glazing to front sash windows with double glazing, with retention of upper frames and replacement wooden lower frames.

**Applicant:** Mr Angus Light & Miss Emma Critchley

**Officer:** Adrian Smith 01273 290478

**Approved on 08/11/10 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**

Notwithstanding the details submitted with the application, and unless otherwise approved in writing by the Local Planning Authority, the existing sash boxes and upper sashes to the three front windows shall be re-used and the lower sashes replaced with new softwood window sections with joinery details to match exactly those of the originals, and shall thereafter be retained as such.

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

## **BH2010/02714**

### **Flat 2 16 First Avenue Hove**

Erection of single storey rear extension.

**Applicant:** Mr Ian Foster

**Officer:** Adrian Smith 01273 290478

**Approved on 12/11/10 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 drawing no. JW/10/043 received on the 24th August 2010.

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

### **BH2010/02955**

#### **Holland Road Baptist Church & 65 Holland Road Hove**

Erection of single storey double glazed panel link to join the buildings, with double doors to front.

**Applicant:** Mr Sean Avard

**Officer:** Clare Simpson 292454

**Approved on 12/11/10 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) BH13.05**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2394/33 and 2394/32 received on 17th September 2010.

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

### **BH2010/03309**

#### **22A St Johns Road Hove**

Application for Approval of Details Reserved by Condition 6 of application BH2008/02719.

**Applicant:** City Property Developments

**Officer:** Adrian Smith 01273 290478

**Approved on 17/11/10 DELEGATED**

### **CENTRAL HOVE**

### **BH2010/02009**

#### **Costa Coffee 13-14 George Street Hove**

Installation of 4 No. Air Conditioning Units (Part Retrospective).

**Applicant:** Costa Coffee

**Officer:** Guy Everest 293334

**Approved on 19/11/10 PLANNING COMMITTEE**

#### **1) UNI**

A scheme for painting the external ducting hereby approved a matt colour shall be submitted for the approval of the Local Planning Authority within one month of the date of this decision letter unless otherwise agreed in writing. The approved scheme shall be carried out in accordance with the approved details within 2 months of the date of the notification of the approval by the Local Planning Authority, and thereafter retained.

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

**2) UNI**

The noise attenuators and revised fan positions shall be installed, as indicated on drawing no. 11977/100, within one month of the date of this decision letter unless otherwise agreed in writing. The noise attenuators and revised fan positions shall be retained as such thereafter.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 12013 0.1 A, 11977/100, 11977/200 & 08011129-M01 0 submitted 30th June 2010.

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

**4) 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 amenity of the occupiers of surrounding properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

The hereby approved roof mounted equipment shall not operate except between the hours of 07:00 and 19:00 on Monday to Saturdays, and between 09.00 and 17:00 hours on Sundays and Bank Holidays.

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

**BH2010/02270**

**118 Church Road Hove**

Change of use from retail (A1) to café (A3). (Retrospective)

**Applicant:** 9 Bar Cafe

**Officer:** Guy Everest 293334

**Approved on 05/11/10 DELEGATED**

**1) UNI**

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 23.00.

*Reason: To safeguard the amenities of the locality 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 unlabelled floorplans drawing submitted 9<sup>th</sup> August 2010; and approved drawing no. 60053/002 REC submitted 23rd August 2010.

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

**3) UNI**

The hereby approved roof mounted equipment shall not operate except between the hours of 08:00 and 23:00.

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

**BH2010/03140**

**Flat 9 13-14 Kings Gardens Hove**

Replacement UPVC double glazed window to match existing.

**Applicant:** Mrs Jillian Smith

**Officer:** Clare Simpson 292454

**Refused on 11/11/10 DELEGATED**

**1) UNI**

The proposed replacement UPVC window would to be incongruous feature that would be detrimental to the character and appearance of the listed building. The proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

**BH2010/03141**

**Flat 9 13-14 Kings Gardens Hove**

Replacement UPVC double glazed window to match existing.

**Applicant:** Mrs Jillian Smith

**Officer:** Clare Simpson 292454

**Refused on 11/11/10 DELEGATED**

**1) UNI**

The proposed replacement UPVC window would to be incongruous feature that would be detrimental to the character and appearance of the listed building and wider Conservation Area. The proposal is contrary to policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

**BH2010/03175**

**8 Osborne Villas Hove**

Conversion of two self contained flats into a single dwelling.

**Applicant:** Sussex Transformations Ltd

**Officer:** Steven Lewis 290480

**Approved on 05/11/10 DELEGATED**

**GOLDSMID**

**BH2010/02768**

**14 Eaton Gardens Hove**

Internal alterations. (Retrospective)

**Applicant:** Vigcare Ltd

**Officer:** Clare Simpson 292454

**Refused on 08/11/10 DELEGATED**

**1) UNI**

The internal works involve the insertion of inappropriately positioned partitions and the removal of sections of original walls. The resultant rooms are in many cases irregularly shaped and poorly proportioned. Furthermore original fireplaces have been removed without consent. Whilst the building has previously suffered from a number of unsympathetic alterations over the years, these proposals represent a significant net worsening of the situation. These works detract from the original internal layout and historic features of the listed building and are contrary to the policy HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Listed Building Interiors.

**BH2010/02842**

**70 Fonthill Road Hove**

Erection of single storey rear extension to ground floor flat.

**Applicant:** Mr N Dudeney

**Officer:** Christopher Wright 292097

**Approved on 24/11/10 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. 10320-01 Revision A received on 6 September 2010 and 10320-Loc received on 20 September 2010.

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

## **BH2010/02871**

### **102A The Drive Hove**

Erection of a single storey rear conservatory extension.

**Applicant:** Ketan Desai

**Officer:** Christopher Wright 292097

**Approved on 15/11/10 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 "Revision (A) Nov 10" received on 11 November 2010.

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

## **BH2010/02995**

### **Flat 2 St Anns Court Nizells Avenue Hove**

Replacement white UPVC windows and door.

**Applicant:** Mrs Betty Vickery

**Officer:** Mark Thomas 292336

**Approved on 05/11/10 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 drawings, window specification drawing and photo received on 21st September 2010.

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

**BH2010/03006**

**Flat 14 72 The Drive Hove**

Replacement of existing timber framed windows with white UPVC double glazed windows in style to match existing.

**Applicant:** Mrs E Morrison

**Officer:** Wayne Nee 292132

**Approved on 11/11/10 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. T67PW/HP/01 and 05 received on 22 September 2010, and drawing nos. T67PW/HP/02A, 03A and 04A received on 27 September 2010.

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

**BH2010/03038**

**Staples Peacock Industrial Estate Davigdor Road Hove**

Display of 1no internally illuminated fascia sign and 2no non-illuminated fascia signs (retrospective).

**Applicant:** Staples

**Officer:** Wayne Nee 292132

**Split Decision on 19/11/10 DELEGATED**

**1) BH10.01**

Advertisement consent for the proposed internally illuminated sign (Sign A) subject to the following:

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

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

**2) BH10.02**

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

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

**3) BH10.03**

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



public.

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**1) UNI**

Advertisement consent for the proposed internally illuminated category sign (Sign D), for the following reason:

Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and should contribute to the visual amenity of the area. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The 2 no. category signs (Sign D) represent an unsympathetic addition and an excessive proliferation of advertising on the side elevation, which results in a cluttered appearance to the detriment of the visual amenity of the recipient building and the wider street scene. The signs are therefore contrary to the above policy and supplementary planning document.

**BH2010/03060**

**Flat 9 Gainsborough House 4 - 6 Eaton Gardens Hove**

Replacement of existing aluminium and timber framed windows and timber framed patio door with new PVCu units.

**Applicant:** Mrs J Cooper

**Officer:** Mark Thomas 292336

**Approved on 08/11/10 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. E45PW/HP/02, 03, 04, 05 and schedule of photographs received on 27th September 2010.

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

### **BH2010/03069**

#### **32 & 34 Denmark Villas Hove**

Demolition of existing garden boundary wall between 32-34 Denmark Villas and erection of new wall with movement joints. Removal of two trees.

**Applicant:** Knolldowne Properties Ltd

**Officer:** Steven Lewis 290480

**Approved on 23/11/10 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**

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).*

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.8496/1, 8496/2 & 8496/3 received on 28/09/2010.

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

### **BH2010/03070**

#### **32 & 34 Denmark Villas Hove**

Demolition of existing garden boundary wall between 32-34 Denmark Villas.

**Applicant:** Knolldowne Properties Ltd

**Officer:** Steven Lewis 290480

**Approved on 23/11/10 DECISION ON APPEAL**

#### **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.*

## **BH2010/03127**

### **2 Montefiore Road Hove**

External alterations incorporating new entrance doors, replacement of plant with extension to plant room on roof, infilling of two open bays at first floor, creation of new stair and open terrace to west elevation, removal of flue and insertion of doors to north elevation and erection of separate medical gasses storage building and covered cycle store.

**Applicant:** BOSIC

**Officer:** Jason Hawkes 292153

**Approved on 18/11/10 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**

Pre-Occupation Condition:

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) BH05.08**

Pre-Commencement Conditions:

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) 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**

Prior to the occupation of the building, existing and proposed roof top plant and machinery shall be painted light grey, as indicated on the proposed elevations, drawing nos:AR/XX/XX/EL/251/221/P3 & AR/XX/XX/EL/251/222/P3, and thereafter retained as such.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.*

**7) UNI**

The new window frames and glazing proposed above the reception area, as shown on drawing.AR/XX/XX/EL/251/221/P3, shall match the adjacent existing arched windows at first floor level in the east elevation of the building.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.*

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. AR/WS/BA/PL/200/204/P2, AR/WS/00/PL/200/206/P2, AR/WS/01/PL/200/208/P2, AR/WS/02/PL/200/210/P2, AR/WS/03/PL/200/212/P2, AR/WS/04/PL/200/214/P3, AR/XX/XX/EL/251/221/P3, AR/XX/XX/EL/251/222/P3, AR/XX/XX/EL/251/223/P3, AR/XX/XX/SE/251/224/P3, AR/XX/XX/SE/251/225/P3, AR/XX/XX/SE/251/226/P3 AR/XX/XX/EL/251/227/P3 & RWS/04/PL/200/229/P2 received on 4<sup>th</sup> October and 15th November 2010.

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

**9) UNI**

For daytime noise associated with plant and machinery incorporated within 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, however the limit to used for night time plant emissions is 30dB(A).

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

**BH2010/03134**

**11 Chanctonbury Road Hove**

Proposed roof alterations to rear incorporating Juliet balcony and additional windows.

**Applicant:** Mr Roger Goddard-Coote

**Officer:** Steven Lewis 290480

**Approved on 24/11/10 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 HUUK drawings no. 036-PL-002, 036-PL-003, 036-PL-006, 036-PL-007, 036-PL-008 received on 04/10/2010 and 036-PL-001A, 036-PL-004\_A & 036-PL-005A, received on 18/11/2010.

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

## **HANGLETON & KNOLL**

### **BH2010/02523**

#### **220A Hangleton Road Hove**

Conversion of maisonette to form 1no 1 bedroom flat and 1no 2 bedroom flat. (Retrospective).

**Applicant:** Mr James Francis

**Officer:** Guy Everest 293334

**Approved on 08/11/10 DELEGATED**

### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2261/01 submitted on 6<sup>th</sup> August 2010.

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

### **BH2010/02576**

#### **West Blatchington Primary School Hangleton Way Hove**

Erection of 1no double mobile classroom to Junior site including associated landscaping and fencing.

**Applicant:** Brighton & Hove City Council - Property & Design Department

**Officer:** Christopher Wright 292097

**Approved on 24/11/10 DELEGATED**

### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. EQ712-200-03 and EQ712-300-03 received on 12 August 2010 and the Technical Specification received on 12 August 2010; and drawing nos. A-003 Revision B and A-004 Revision B received on 19 November 2010.

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

### **2) UNI**

The temporary classroom building hereby permitted shall be permanently removed from the site and the land reinstated to its former condition by 2 November 2015, or when it is no longer required (whichever is the sooner).

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

### **BH2010/02844**

#### **3 Applesham Avenue Hove**

Erection of a two storey side extension.

**Applicant:** Mr & Mrs P Shepherd

**Officer:** Mark Thomas 292336

**Refused on 05/11/10 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 extension features a roof form which does not relate well to the main roof of the dwellinghouse when viewed in context with the rear elevation, and the partial

obscuring of the rear bathroom window by the roof is inappropriate. Further, it is considered that the proposed development in combination with the existing single storey rear extension would have a bulky and incongruous appearance resulting in a visually cluttered rear elevation and would result in the property having an overextended appearance. For the reasons above it is considered that the proposed development represents an inappropriately designed, detailed 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, contrary to the above policy and guidance.

**BH2010/02895**

**Terridell Farm Devils Dyke Road Brighton**

Application for removal of condition 3 of application 3/81/0683 which restricts the occupancy of the dwelling to a person solely or mainly employed in the locality in agriculture.

**Applicant:** Mrs Slugg

**Officer:** Adrian Smith 01273 290478

**Refused on 08/11/10 DELEGATED**

**1) UNI**

Insufficient evidence has been submitted with the application to demonstrate that the dwelling is not now needed for agricultural use, either in connection with the land, or for agricultural workers in the surrounding countryside. Furthermore, it is unclear from the submission what is to happen to the remaining land that is currently not being farmed, and whether the loss of the agricultural dwelling would impact on its viability. For these reasons the proposed removal of the agricultural occupancy condition would result in the unacceptable loss of accommodation suitable for an agricultural worker and the potential redundancy of the associated farmland, harmful to the special character of the National Park and contrary to policies NC5, NC6 & NC7 of the Brighton & Hove Local Plan, and national guidance contained within Planning Policy Statement 7 'Sustainable Development in Rural Areas'.

**BH2010/02964**

**90 Dale View Hove**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension and rear dormer. Erection of single storey rear extension.

**Applicant:** Mr & Mrs Furlong

**Officer:** Charlotte Hughes 292321

**Refused on 05/11/10 DELEGATED**

**1) UNI**

The submitted drawings show that the eaves height of the proposed rear extension would exceed 3m in height and the development would therefore fail to comply with Schedule 2, Part 1, Class A, sub-section (g) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**2) UNI2**

The submitted plans show that the development would have consist of a raised platform, which would be accessed off the rear extension, and it would therefore fail to comply with Schedule 2, Part 1, Class A, sub-section (i) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**3) UNI3**

Based on the submitted plans the volume of the proposed roof extensions would exceed 50m<sup>3</sup> and the development would therefore fail to comply with Schedule 2, Part 1, Class B, sub-section (c) of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**BH2010/02984**

**2 Lark Hill Hove**

Erection of conservatory to rear elevation to replace existing lean to conservatory.

**Applicant:** Association of Grace Baptist Churches South East

**Officer:** Mark Thomas 292336

**Refused on 08/11/10 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 overshadowing, loss of outlook and increased sense of enclosure for the residents of no. 4 Lark Hill. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/02994**

**11 Hangleton Gardens Hove**

Demolition of existing conservatory to rear and erection of new conservatory.  
Erection of log cabin to rear garden.

**Applicant:** Miss Azaria Munro

**Officer:** Clare Simpson 292454

**Approved on 19/11/10 DELEGATED**

**1) 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.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 165/1, 162/2, 162/5, 162/6 162/7 (timber cabin only) received on the 11th October 2010, 1642/3 and 162/4 received on received on the 15th November 2010.

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

**BH2010/03020**

**1 Amberley Drive Hove**

Erection of two storey side extension.

**Applicant:** Ms Muir & Ms Tapp

**Officer:** Steven Lewis 290480

**Approved on 16/11/10 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 Insite Planning Ltd drawings no. 1324/1371 & 1324/1372A received on 23/09/2010.

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

### **BH2010/03204**

#### **28 Dale View Hove**

Erection of single storey rear extension.

**Applicant:** Mrs Y Hayden

**Officer:** Steven Lewis 290480

**Approved on 16/11/10 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 drawings no. 4510/01 Rev A received on 11/10/2010.

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

## **NORTH PORTSLADE**

### **BH2010/02710**

#### **Land at Newbarn Farm Foredown Road Portslade**

Application for variation of condition 13 of application BH2007/00710 to allow the hereby approved bund shall be completed no later than 31st August 2011 whereby the deposit of inert material to the site shall cease.

**Applicant:** R A & A R Uridge

**Officer:** Guy Everest 293334

**Approved on 22/11/10 DELEGATED**

#### **1) UNI**

The hereby approved bund shall be completed no later than 31st August 2011 whereby the deposit of inert material to the site shall cease.

*Reason: To ensure the prompt and effective restoration of the site in accordance with policies NC6 and NC7 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. CIR/NBF/LOC/01 & CIR/NBF/LAY/01 submitted on 19th



February 2007; and drawing nos. CIR/E009970-1/LAY/02 C & CIR/E009970-1/SEC /01 C submitted on 9th February 2009.

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

**3) UNI**

The temporary office, as indicated on drawing no. CIR/E009970-1/LAY/02 C, shall be removed and the affected area re-landscaped to its former condition on or before the 31st August 2011 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

*Reason: For the avoidance of doubt and as the building is not considered suitable as a permanent form of development permission is granted for a temporary period only in accordance with policies NC6 and NC7 of the Brighton & Hove Local Plan.*

**4) UNI**

Only uncontaminated inert material shall be used in the construction of the bund.

*Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, in accordance with policy SU3 of the Brighton & Hove Local Plan.*

**5) UNI**

If during development any visibly contaminated or odorous material not previously identified is found to be present at the site, it must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

*Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, to comply with policy SU3 of the Brighton & Hove Local Plan.*

**6) UNI**

A survey of land levels of the bund relative to surrounding levels shall be undertaken at intervals of not less than every 3 months starting from the date of this decision. A copy of all surveys shall be submitted to the Local Planning Authority.

*Reason: To ensure the bund is completed in accordance with the approved plans in the interests of visual amenity in compliance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**7) UNI**

Vehicles associated with the development shall not enter or leave the site at any time other than between the hours of 07.30-18.00 between Monday - Friday, and 08.00-13.00 on Saturdays and at no time on Sundays, Public Holidays and Bank Holidays.

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

**8) UNI**

Operations associated with the development, including the movement of lorries, shall be carried out in such a way to ensure that dust is contained within the site.

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

**9) UNI**

Within 1 month of the date of this decision full landscaping details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include detailed sections showing gradients and contours at 1m intervals, topsoil depths, cultivation techniques, seed mixes and fertiliser regimes, along with planting proposals. Any planting should be limited to hedgerow type planting where appropriate, scattered scrub and herb rich grassland. All planting and seeding comprised in these approved details shall be carried out in the first planting and seeding seasons following the completion of

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

*Reason: To enhance the appearance of the development in the interests of the visual amenities of the area, to comply with policies QD15, QD17, NC5, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**10) UNI**

Within 1 month of the date of this approval a methodology and schedule for the remaining bund construction works shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the agreed details.

*Reason: To ensure the bund is completed in accordance with the approved plans in the interests of visual amenity in compliance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**11) UNI**

The planted / landscaped area(s) shall be fenced off from adjacent grazing land during the period while new planting and species are being established.

*Reason: To ensure that the planting is permitted to establish itself naturally, in order to protect the planting and the landscape character of the South Downs National Park, in compliance with policies QD15, QD17, NC5, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

**BH2010/03370**

**135 North Lane Portslade**

Certificate of Lawfulness for proposed hip to gable roof extension with rooflight to front and rear dormer.

**Applicant:** Mr Saiful Islam

**Officer:** Steven Lewis 290480

**Approved on 17/11/10 DELEGATED**

**SOUTH PORTSLADE**

**BH2010/01918**

**28 Fairway Crescent Portslade**

Erection of ground and first floor extensions to rear.

**Applicant:** Mr M Dorman

**Officer:** Wayne Nee 292132

**Approved on 11/11/10 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) BH02.09**

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

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

**3) 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 unnumbered drawings received on 16 June 2010, and the unnumbered drawing received on 28 October 2010.

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

**BH2010/02921**

**108 Victoria Road Portslade Brighton**

Erection of single storey rear extension.

**Applicant:** T Hills

**Officer:** Wayne Nee 292132

**Refused on 09/11/10 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed single storey rear extension, by virtue of its projection, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an increase sense of enclosure and a significant loss of daylight and outlook for the residents of the property at no. 110 Victoria Road. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/03007**

**23 Fairway Crescent Portslade**

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

**Applicant:** Miss H A Udal & Mr L Read

**Officer:** Steven Lewis 290480

**Approved on 17/11/10 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 R.J. Reynolds Architectural Services drawings no. 1702/P1 Rev A, 1702/P2 Rev A & 1702/P3 Rev A received on 04/11/2010.

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

**BH2010/03050**

**10 South Street Portslade Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2007/03591.

**Applicant:** Mr & Mrs R Ransom

**Officer:** Christopher Wright 292097

**Approved on 23/11/10 DELEGATED**

**BH2010/03145**

**6 Park Close Portslade**

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

**Applicant:** Richard O'Hair

**Officer:** Mark Thomas 292336

**Approved on 24/11/10 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. 003 A received on 5th October 2010.

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

**HOVE PARK**

**BH2010/00630**

**City Park Orchard Road Hove**

Erection of part one storey, part two storey building to form 7no one and two bedroom residential units with associated landscaping, car parking and cycle spaces.

**Applicant:** Mountgrange (Hove) Ltd (In Administration)

**Officer:** Jason Hawkes 292153

**Approved after Section 106 signed on 10/11/10 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) BH02.04**

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) 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.*

**5) 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.*

**6) 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.*

**7) 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.*

**8) 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 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **9) 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 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.*

#### **10) 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.*

#### **11) BH06.03**

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

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

#### **12) 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.*

#### **13) 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.*

#### **14) BH15.04**

The method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

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

**15) UNI**

No works shall take place until full details of proposed photovoltaic panels, including 1:50 elevations, have been submitted to and approved by the Local Planning Authority in writing. The panels as agreed will be installed prior to the occupation of the units.

*Reason: To protect residential amenity and the appearance of the building in accordance with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

**16) UNI**

No works shall take place until full details of all the fencing for the site, including 1:50 sample elevations, have been submitted to and approved by the Local Planning Authority in writing. The fencing as agreed will be installed prior to the occupation of the units.

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

**17) UNI**

During construction of the approved scheme, the Norway Maple trees on site shall be protected to standard BS 5837 (2005), in accordance with the Arboricultural Report and retained as such thereafter.

*Reason: In order to protect and retain the substantial trees on site in accordance with policy QD16 of the Brighton & Hove Local Plan.*

**18) UNI**

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

*Reason: In the interests of the protection of controlled waters (groundwater) as the site is within a Source Protection Zone 1 area for a public water supply abstraction point and in comply with policies SU9 and SU11 of the Brighton & Hove Local Plan.*

**19) UNI**

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

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

**20) UNI**

No works shall take place until full details of the green walls and roof have been submitted to and approved by the Local Planning Authority. The scheme shall include full specification of plants including densities, distribution and arrangements for future maintenance. All planting comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the works, whichever is the sooner. Any plants which within a 5 year period from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

## **21) UNI**

The development hereby permitted shall not commence until full details of site and finished floor levels and height of the development in relation to surrounding buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

*Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

## **BH2010/01825**

### **4 Cobton Drive Hove**

Erection of single storey rear and side extension, and formation of raised decking with screening.

**Applicant:** Mr & Mrs Richards

**Officer:** Wayne Nee 292132

**Approved on 09/11/10 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**

Prior to the first use of the terrace, unless otherwise agreed in writing the screening shown on drawing no. 3b shall be implemented and thereafter retained as such.

*Reason: To safeguard neighbouring amenity 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 no. 2010/55/1 received on 14 June 2010, and 55/3B and 55/4A received on 01 September 2010.

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

## **BH2010/02704**

### **King George VI Mansions Court Farm Road Hove**

Alterations to extend existing car parking area from 6no to 12no parking spaces.

**Applicant:** KF Properties

**Officer:** Guy Everest 293334

**Approved on 16/11/10 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) 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 222 3 & 222 4 submitted on 2nd September 2010; and drawing no. 222 1 a submitted on 12th October 2010.

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

**BH2010/02779**

**Unit 4 Goldstone Retail Park Newtown Road Hove**

External alterations to front, side and rear elevations and reconfiguration of mezzanine certified under certificate BH2006/00088 and subsequently under BH2007/04363.

**Applicant:** Scottish Widows Investment Partnership (SWIP)

**Officer:** Steven Lewis 290480

**Approved on 16/11/10 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. 576-100, 576-01, 576-02, 576-03, 576-07 received on 27/08/2010, 576-08 & 576-09 received on 08/09/2010 & 576-04 & 576-05 received on 07/10/2010.

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

**BH2010/02780**

**Unit 4 Goldstone Retail Park Newtown Road Hove**

Display of internally illuminated fascia sign and non-illuminated fascia sign.

**Applicant:** Scottish Widows Investment Partnership (SWIP)

**Officer:** Guy Everest 293334

**Split Decision on 16/11/10 DELEGATED**

**1) BH10.01**

Advertisement consent for 1 non-illuminated fascia sign to the western (side) elevation 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**

Advertisement consent for illuminated fascia to the front (northern) elevation for the following reason:-

The fascia sign to the front (northern) elevation would, by reason of its size, appear disproportionate to the scale and frontage width of the unit and would create a poor relationship with the roof form and glazing at ground and mezzanine floor levels. The sign would be visible in views from the east, west and north and would harm the visual amenity of the application site, adjoining Retail Park and wider surrounding area. The fascia sign would therefore result in significant harm to amenity and is therefore also contrary to policy QD12 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 07: Advertisements.

**BH2010/02785**

**16 Tongdean Road Hove**

Amendment to previously approved application BH2010/00802 for addition of dormer to rear elevation.

**Applicant:** Mr & Mrs Stefan Oberholzer

**Officer:** Charlotte Hughes 292321

**Refused on 08/11/10 DELEGATED**

**1) UNI**

The dormer window, by virtue of its size and positioning within the roof, including its positioning with regard to the windows below, would result in a bulky and

incongruous addition to the roof which would not have a positive impact on the appearance of the approved property or the surrounding area, including the Tongdean conservation area. The development is therefore considered to be contrary to the aims and objective of the policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

**BH2010/02810**

**29A 29B & 31 Hill Brow Hove**

Installation of photovoltaic panels to the roof of existing dwellings.

**Applicant:** Silver Homes (Hove) Ltd

**Officer:** Guy Everest 293334

**Approved on 16/11/10 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. 08/035/090 P3 and drawing nos. 08/035/010 A (existing & proposed), 08/035/011 A (existing & proposed), 08/035/012 A (existing & proposed), 08/035/013 A (existing & proposed) & 08/035/014 A (existing & proposed) submitted 22nd September 2010; and drawing no. TA 175-R/P01 submitted 29<sup>th</sup> September 2010.

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

**BH2010/02815**

**103 Goldstone Crescent Hove**

Erection of rear extension replacing existing conservatory. Alterations including installation of rooflight to side and dormers to rear and side and altered fenestration.

**Applicant:** Mr Stephen Dugard

**Officer:** Christopher Wright 292097

**Refused on 08/11/10 DELEGATED**

**1) UNI**

The proposed two storey extension would, by reason of the size, design, positioning and number of the rear window dormers, have an unduly dominant and poorly composed appearance, such as to detract from the character of the host dwelling, to the detriment of visual amenity. As such the application is contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof alterations and extensions.

**BH2010/02889**

**46 Woodruff Avenue Hove**

Remodelling of existing bungalow including removal of existing roof, dormers and loft room and construction of additional first floor with pitched roof. Erection of new extension to the rear of the existing building.

**Applicant:** Mr John Buttress

**Officer:** Jason Hawkes 292153

**Approved on 16/11/10 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 rooflights in the side roofslopes of the dwelling hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.09243-E-01A, 02A, 03A, 04A, 05A, 06A, P-21E, 22H, 23L, 24K, 25H, 26J & 27F received on the 10th September 2010.

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

**BH2010/02891**

**24 Nevill Road Hove**

Certificate of lawfulness for a proposed single storey rear extension.

**Applicant:** Ms Caroline Wood

**Officer:** Wayne Nee 292132

**Refused on 15/11/10 DELEGATED**

**1) UNI**

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. The development is therefore not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

Informatives:

1. This decision is based on drawing nos. 950.00, 01, and 02a submitted on 10 September 2010.

**BH2010/03001**

**126 Goldstone Crescent Hove**

Erection of two storey front extension, single storey side extension, relocation of garage and formation of new site entrance.

**Applicant:** Ms Brenda Saunders

**Officer:** Adrian Smith 01273 290478

**Approved on 18/11/10 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. ADC/379, ADC/379/03A, ADC/379/04A & ADC/379/05 received on the 21st September 2010.

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

### **BH2010/03109**

#### **21 Woodruff Avenue Hove**

Certificate of lawfulness for proposed erection of single storey out building to rear.

**Applicant:** Mr Stagg

**Officer:** Charlotte Hughes 292321

**Approved on 05/11/10 DELEGATED**

### **BH2010/03220**

#### **8 Edward Avenue Hove**

Application for Approval of Details Reserved by Condition 3 of application BH2010/02140.

**Applicant:** Mr Redovan Oirdighi

**Officer:** Steven Lewis 290480

**Refused on 17/11/10 DELEGATED**

### **1) UNI**

Condition 3 places an ongoing restriction on alterations and extensions to the property without the need for further planning permission. As such, there are no details pursuant to this condition which require the approval of the Local Planning Authority. The proposed amendments to the proposal, indicated on the drawings submitted with the application, are additional works which require a separate planning permission.

### **BH2010/03239**

#### **32 Amherst Crescent Hove**

Erection of single storey rear extension and external alterations to windows and doors.

**Applicant:** Mr & Mrs A Storey

**Officer:** Steven Lewis 290480

**Approved on 18/11/10 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 site plan and drawing no. 01B received on 13/10/2010.

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

## **WESTBOURNE**

### **BH2010/02695**

#### **7 Aymer Road Hove**

Erection of single storey rear extension and loft conversion with rear dormer and rooflights.

**Applicant:** Mr & Mrs Fred Harrison

**Officer:** Charlotte Hughes 292321

**Approved on 10/11/10 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) BH12.01**

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.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11 received on 24th August 2010.

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

#### **4) UNI**

The rear ground floor extensions shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) has been submitted to and approved by the Local Planning Authority to demonstrate that the rear extensions will be constructed in their entirety concurrently to both 5 & 7 Aymer Road, in accordance with this permission and planning permission ref: BH2010/03018. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the satisfactory appearance of the development, protect the amenity of adjacent properties and in accordance with policies QD1, QD2, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

### **BH2010/02697**

#### **32 New Church Road Hove**

Erection of part one and part two storey rear extension to replace existing conservatory. External alterations to windows and doors.

**Applicant:** Mr Rochford

**Officer:** Guy Everest 293334

**Approved on 17/11/10 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. 2010 68 1 submitted 24<sup>th</sup> August 2010; and drawing nos.

2010 68 2 A & 2010 68 3 A submitted 6th October 2010.

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

**3) UNI**

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

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

**BH2010/02861**

**104 Westbourne Street Hove**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Paul Soden

**Officer:** Charlotte Hughes 292321

**Approved on 05/11/10 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 01/A, 02/A, 03/A and 04/A received on 20th September 2010 and drawing no's 05 and 06 received on 8th September 2010.

**3) UNI**

The extension hereby approved shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) has been submitted to and approved by the Local Planning Authority to demonstrate that the rear extension will be constructed in its entirety concurrently with the single storey extension approved at 106 Westbourne Street, under application BH2010/02862. The works shall be carried out within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the satisfactory appearance of the development, protect the amenity of adjacent properties and in accordance with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/02862**

**106 Westbourne Street Hove**

Erection of single storey extension to rear.

**Applicant:** Ms Celia Twining

**Officer:** Charlotte Hughes 292321

**Approved on 05/11/10 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 05A, 06A received on 8<sup>th</sup> September 2010, 02A/A, 03A/A, 04A/A received on 15th September 2010 and 01A/A received on 17th September 2010.

**3) UNI**

The extension hereby approved shall not commence until documentary evidence

(in the form of a proposed timescale and signed contracts by all interested parties) has been submitted to and approved by the Local Planning Authority to demonstrate that the rear extension will be constructed in its entirety concurrently with the single storey extension approved at 104 Westbourne Street, under application BH2010/02861. The works shall be carried out within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the satisfactory appearance of the development, protect the amenity of adjacent properties and in accordance with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.*

### **BH2010/02902**

#### **Coastal Place 55-59 New Church Road Hove**

Application for Approval of Details Reserved by Condition 10 of application BH2005/02267/FP.

**Applicant:** Belmont Homes Ltd

**Officer:** Paul Earp 292193

**Refused on 10/11/10 DELEGATED**

#### **1) UNI**

Condition 10 of approval BH2005/02267/FP required the submission and approval of a landscaping scheme, including details of hard surfacing. This condition was discharged 27 June 2006 when it was confirmed that the details shown of drawing 1354-LA3 were acceptable. This drawing indicated that the path was to be surfaced in bonded gravel, a solid material which would allow wheelchair access to the garden. This is particularly important given that the development includes units for people with disabilities. As constructed, the path is finished with gravel. This surface makes it difficult for a wheelchair to run over the surface, particularly if the user is alone, without someone to push the chair, and therefore hinders independent living. It is particularly important that this group of residents have good access to the garden as getting to off-site amenity space is often difficult. The applicants have not provided any reason as to why the path surface should not be bonded, and there is no justification for not constructing the path as approved which would be suitable for wheelchair access. For these reasons the proposal is contrary to policies HO6 & HO13 of the Brighton & Hove Local Plan which aims to ensure the adequate provision of outdoor recreation space in housing schemes and for new housing developments to maximise the provision of accommodation suitable for people with disabilities.

### **BH2010/02904**

#### **2 Pembroke Gardens Hove**

Application to extend time limit for implementation of previous approval BH2007/03176 for loft conversion including side roof dormer, rear dormer and rear rooflight.

**Applicant:** Ms J Besser

**Officer:** Wayne Nee 292132

**Approved on 05/11/10 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, unless otherwise agreed in writing by the Local Planning Authority, the cheeks of the dormers shall be clad in tiles to match the roof slope rather than lead.



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

**BH2010/02985**

**Flat 2 20 Lawrence Road Hove**

Proposed roof terrace over existing flat roof to serve first floor flat incorporating timber balustrade and obscure glazed screening to sides.

**Applicant:** Mr Keith Brown

**Officer:** Wayne Nee 292132

**Refused on 15/11/10 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed first floor balcony, by virtue of its height, projection, positioning, and proximity to the neighbouring boundaries, represents an un-neighbourly form of development which would result in a significant loss of privacy to the ground floor flat below, and would result in the potential for increased noise and disturbance to the residents of immediately adjoining neighbouring properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/02997**

**38 Lawrence Road Hove**

Application to extend time limit for implementation of previous approval BH2007/03334 for a roof extension to form a side dormer, a rear dormer with a terrace and rooflights.

**Applicant:** Mr Adrian Baxter

**Officer:** Wayne Nee 292132

**Approved on 16/11/10 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.*

**BH2010/03018**

**5 Aymer Road Hove**

Erection of single storey rear extension with associated landscaping. Loft conversion with rear dormer and side rooflights.

**Applicant:** Mr & Mrs Nick Buckroyd

**Officer:** Charlotte Hughes 292321

**Approved on 10/11/10 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) BH12.01**

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.*

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11 received on 23rd September 2010.

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

### **4) UNI**

The rear ground floor extensions shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) has been submitted to and approved by the Local Planning Authority to demonstrate that the rear extensions will be constructed in their entirety concurrently to both 5 & 7 Aymer Road, in accordance with this planning permission and planning permission ref: BH2010/02695. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

## **BH2010/03023**

### **51 Westbourne Villas Hove**

Reconversion of 3no flats back into 1no 5 bedroom dwelling and conversion of garages to rear into 1no one bedroom dwelling.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Adrian Smith 01273 290478

**Refused on 24/11/10 DELEGATED**

### **1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity by way of overlooking, daylight, sunlight and outlook to the proposed, existing and/or adjacent users, residents and occupiers. The proposed rear dwelling fronting Westbourne Place, by virtue its limited floor space and poor outlook to each room, fails to provide a suitable form of accommodation for future residents, to the detriment of their living conditions. The proposal is therefore contrary to Policy QD27 of the Brighton & Hove Local Plan.

## **BH2010/03037**

### **First Floor Maisonette 130 Portland Road Hove**

Replacement of existing timber windows with new double glazed uPVC units.

**Applicant:** Mrs S.T. Pang

**Officer:** Charlotte Hughes 292321

**Approved on 11/11/10 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. P93PW/HP02, 03, 04, 05, the window specifications and schedule of photographs received on 24th September 2010.

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

**BH2010/03075**

**20 Rutland Gardens Hove**

Erection of dormer to front roofslope.

**Applicant:** Mr Scott Sale

**Officer:** Clare Simpson 292454

**Approved on 23/11/10 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.201/26/09 received on 29th September 2010

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

**BH2010/03081**

**Barford Court 157 Kingsway Hove**

Installation of new guardrails to balconies and South and East elevations of South building.

**Applicant:** Royal Masonic Benevolent Institution

**Officer:** Paul Earp 292193

**Approved on 17/11/10 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's.1729/03/B, 9D, 14B & 16B received on 5 October 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.*

**BH2010/03082**

**Barford Court 157 Kingsway Hove**

Installation of new guardrails to balconies on South and East elevations of South building.

**Applicant:** Royal Masonic Benevolent Institution

**Officer:** Paul Earp 292193

**Approved on 17/11/10 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) 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.*

**BH2010/03142**

**2 Titian Road Hove**

Loft conversion incorporating pitched roof dormer to South.

**Applicant:** Mr David Chetwin

**Officer:** Adrian Smith 01273 290478

**Approved on 18/11/10 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. 399(PL)I received on the 4<sup>th</sup> October 2010.

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

**WISH**

**BH2010/02868**

**143 St Leonards Avenue Hove**

Certificate of lawfulness for a proposed loft conversion incorporating rear dormer and rooflights to front and rear.

**Applicant:** Mrs Jo Hudson

**Officer:** Wayne Nee 292132

**Approved on 05/11/10 DELEGATED**

**BH2010/02978**

**Land Rear of 8 - 16 St Leonards Road Hove**

Application for Approval of Details Reserved by Conditions 3,4,5,8 and 10 of application BH2009/01365.

**Applicant:** Rosemar Developments Ltd

**Officer:** Jason Hawkes 292153

**Split Decision on 11/11/10 DELEGATED**

**1) UNI**

GRANT approval of the details reserved by conditions 3, 4, 5, 8 subject to full compliance with the submitted details.

**1) UNI**

REFUSE approval of the discharge of conditions 10 for the following reasons:

1. Insufficient information relating to land contamination has been submitted in order to discharge the condition.

**BH2010/03021**

**92 Tamworth Road Hove**

Erection of single storey side/rear extension.

**Applicant:** Mr Darryl Hersey

**Officer:** Steven Lewis 290480

**Approved on 17/11/10 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. TR92PRO/01, TR92PRO/02 & TR92PRO/03 received on 29/09/2010.

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

**BH2010/03245**

**206 New Church Road Hove**

Certificate of Lawfulness for proposed alterations and extension of existing garage.

**Applicant:** Mr Andy Kerr

**Officer:** Steven Lewis 290480

**Approved on 16/11/10 DELEGATED**

**BH2010/03255**

**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:** Adrian Smith 01273 290478

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

## **Withdrawn Applications**

### **BH2010/02553**

#### **Land Adjoining SGB 18 Kingsthorpe Road Hove**

Change of use from storage and distribution (B8) to hand car wash.

**Applicant:** Mr Piotr Marewski

**Officer:** Adrian Smith 01273 290478

**WITHDRAWN ON 23/11/10**

### **BH2010/02941**

#### **4 Western Esplanade Brighton**

Erection of two storey rear extension, new second floor, new rear terrace with plunge pool and alterations to fenestration.

**Applicant:** Dr M Vandenburg

**Officer:** Adrian Smith 01273 290478

**WITHDRAWN ON 23/11/10**