

PLANS LIST 15 July 2015

BRIGHTON AND HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2014/04025

48 Carden Hill Brighton

Demolition of existing outbuildings and rear extension and erection of 1no three bedroom dwelling (C3) adjoining existing dwelling with associated alterations.

Applicant: Mr & Mrs David Theobald

Officer: Wayne Nee 292132

Refused on 17/06/15 DELEGATED

1) UNI

The proposed development, by reason of its siting, form, width and detailing, would unduly dominate the existing semi-detached pair of properties, to which it would abut, with the resulting contrast highly visible in views along Carden Hill and Fernhurst Crescent, from where the proposed development would create a visually overbearing addition to the street scene. The proposal would therefore fail to sufficiently emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2015/01236

30 Carden Avenue Brighton

Erection of single storey detached annexe in rear garden.

Applicant: Mr Carl Dean

Officer: Christopher Wright 292097

Refused on 19/06/15 DELEGATED

1) UNI

The proposed development is not acceptable in principle because it would provide primary living accommodation and future residents would not have to be dependent on any facilities in the main dwelling. As such the proposal is considered harmful to neighbour amenity and out of character with the use of the land as a domestic back garden, and is therefore contrary to policies QD2, QD3, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would, by reason of the scale, siting and cumulative impact in association with existing extensions to the original dwelling, give the back garden an over-developed appearance that would be detrimental to visual amenity and out of character with the prevailing character of neighbouring properties, with the exception of 28 Carden Avenue, which generally characterise the area. As such the proposal is contrary to policies QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

BH2015/01292

84 Graham Avenue Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Paul Kingsley

Officer: Astrid Fisher 292337
Approved on 15/06/15 DELEGATED

BH2015/01479

17 Old Farm Road Brighton

Creation of roof terrace with metal railings, timber screening and other associated works to side elevation.

Applicant: Mr J Allen

Officer: Liz Arnold 291709

Refused on 22/06/15 DELEGATED

1) UNI

The proposed terrace, as a result of its elevated siting on the flat roof of the existing side extension, and its proposed design, which includes the use of a timber screen, would result in a development that would appear as an incongruous and unsympathetic addition to the parent property. As such the proposal would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties, the Old Farm Road street scene and the wider area, contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

2) UNI2

The proposed rear roof terrace, by virtue of its elevated position and excessive size would result in actual and perceived overlooking and loss of privacy to the rear elevations of garden areas of neighbouring properties located on Graham Avenue, especially if the existing vegetation located along the boundary should be reduced in height or removed. In addition it is considered that the proposal would result in actual and perceived overlooking and loss of privacy to parts of the garden area of no. 16 Old farm Road, the second half of the semi-detached pair of properties. As such the proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2015/01724

9 Thornhill Avenue Brighton

Prior approval for the erection of 2no single storey rear extensions, which would extend beyond the rear wall of the original house by a maximum of 3.5m, for which the maximum height would be 3.6m, and for which the maximum height of the eaves would be 3.6m.

Applicant: Hugh Woodhouse

Officer: Luke Austin 294495

Prior Approval is required and is refused on 24/06/15 DELEGATED

BH2015/01743

12 Barrhill Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.5m.

Applicant: Mrs Caroline Strange

Officer: Astrid Fisher 292337

Prior approval not required on 19/06/15 DELEGATED

PRESTON PARK

BH2014/03893

St Augustines Church Stanford Avenue Brighton

Application for Approval of Details Reserved by Conditions 9, 12 and 17 of application BH2012/00992

Applicant: Roche Barrett Estates

Officer: Guy Everest 293334

Approved on 05/06/15 DELEGATED

BH2015/01038

86 Waldegrave Road Brighton

Installation of rooflight to front roof slope.

Applicant: Mr Nicolas Hoar

Officer: Emily Stanbridge 292359

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans, elevations and sections	001	01	13.04.2015

BH2015/01043

60 Beaconsfield Villas Brighton

Erection of single storey rear extension with associated excavation works, installation of rear dormer and rooflights to front and rear elevations.

Applicant: Mr J Emmett

Officer: Jason Hawkes 292153

Approved on 16/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement regarding protection of the on-street Elm has been submitted to and approved in writing by the Local

Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

Reason: To protect the Elm tree in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing Ground Floor Plan and First Floor Plan	295BV60/01		23rd March 2015
As Existing Loft and Roof Plans	295BV60/02		23rd March 2015
As Existing Front, Side (NW) and Rear Elevations, Block Plan and Location Plan	295BV60/03		23rd March 2015
As Existing Side (SE) Elevation and Sections A-A, B-B and C-C	295BV60/04		23rd March 2015
Proposed Ground Floor Plan and First Floor Plan	295BV60/05		23rd March 2015
Proposed Loft & Roof Plan	295BV60/06	A	13th May 2015
Proposed Front, Side (NW) and Rear Elevations, Block Plan and Location Plan	295BV60/07	A	13th May 2015
Proposed Side (SE) Elevation and Section A-A	295BV60/08	A	13th May 2015

6) UNI

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

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

BH2015/01200

156 Osborne Road Brighton

Roof alterations including rear dormer and rooflights to front elevation.

Applicant: Mr & Mrs R Salt

Officer: Luke Austin 294495

Refused on 12/06/15 DELEGATED

1) UNI

The rear roof extension would appear as a bulky, unsympathetic and incongruous addition which would harm the character and appearance of the dwelling and wider terrace row. The proposed front rooflights would be excessive in number and would result in a cluttered appearance. The proposed development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance in Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed dormer would have an overbearing and overly prominent appearance when viewed from the windows and gardens of neighbouring properties, and the proposed glazed area would increase the perception of overlooking for occupiers of these neighbouring properties. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2015/01296

71 Osborne Road Brighton

Installation of rooflights to front and rear roofslopes.

Applicant: Mr Mark Sidebotham

Officer: Emily Stanbridge 292359

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	PBP0308/02		13.04.2015
Block Plan	PBP0308/03		13.04.2015
Existing and proposed plans	PBP0301/01		13.04.2015

BH2015/01410

94 Rugby Road Brighton

Erection of extensions to ground and first floor levels.

Applicant: Mr & Mrs Mason

Officer: Clare Simpson 292321

Refused on 17/06/15 DELEGATED

1) UNI

The proposed extension projecting to rear at first floor level close to neighbouring windows is considered to result in an increased sense of enclosure and overshadowing of neighbouring properties to the detriment of their residential amenity. The proposal is contrary to policy QD27 of the Brighton and Hove Local Plan.

2) UNI2

The proposed extension by virtue of its depth at first floor level would give the property an overextended appearance and compound the tiered formation of the rear elevation. Furthermore the angled form of the first floor extension is considered to appear contrived. The proposal is not considered to relate well to

the existing property and is harmful to the design and appearance of the building. It would also appear incongruous when viewed in the context of the rear elevations of neighbouring properties. The proposal is contrary to Policy QD14, policy HE6 and SPD12 Design Guide for Extensions and Alterations

BH2015/01525

113 Preston Drove Brighton

Installation of rooflights to front elevation.

Applicant: Ms Ellie Hipkin

Officer: Astrid Fisher 292337

Approved on 24/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			29th April 2015
Block Plan			29th April 2015
Proposed and Existing Floor Plans and Elevations			3rd June 2015

REGENCY

BH2014/04167

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

Application for variation of condition 1 of application BH2014/03998 and condition 57 of BH2006/02369, to allow for amendment to the i360 observation tower scheme originally approved under application BH2006/02369 to allow for the demolition of the listed arches at 62-73 Kings Road Arches and replacement with new structure to rear of heritage centre and underneath the highway at Kings Road.

Applicant: Marks Barfield Architects

Officer: Kathryn Boggiano 292138

Approved after Section 106 signed on 19/06/15 DELEGATED

1) UNI

Not used .

2) UNI

No works shall take place to arches numbered 14 and 15 within the Structural Condition Appraisal received 11 December 2014, until a scheme which details the physical measures involved in the restoration of these aforementioned arches has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include details of how the internal walls and roof and southern

facing façade shall be restored. The existing render finish and moulded architraves on the south façade must be retained and notwithstanding the approved plans the new doors and infilling of the blocked opening shall be positioned at the back (north) of the openings so that the depth of the reveals is retained. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the two arches which will remain as part of the scheme and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Not used.

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the lighting of the spire shall be carried out fully in accordance with the details contained within the Air Navigation Order received 15 February 2012 and Air Navigation Order received 13 May 2009 and information contained within Marks Barfield Architects Letter and Drawing 001: Mode 1 Lighting Scheme During Operational Hours and Drawing 002: Mode 2 Lighting During Night Time Shut Down received 25 July 2008.

Reason: To ensure that a comprehensive view of the provision of lighting is taken in the interests of visual amenity, security and safety and to protect the character and appearance of Regency Square conservation area and the National Park, to ensure the provision of public art and to comply with policies QD1, QD4, QD6, QD25, QD26, QD27, QD28, HE3, HE6 and NC8 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be constructed in accordance with the details contained within the Supplementary Flood Risk Assessment received 8 September 2006 and drawing referenced Wall Section Through Threshold 072 received 19 July 2007.

Reason: To safeguard the development from flooding, to provide safe access and egress during flood events, to reduce reliance on emergency services and to comply with policies SU4 and SU7 of the Brighton & Hove Local Plan.

6) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out fully in accordance with the scheme of surface water drainage works detailed within Jacobs document 'Item 19 Supplementary Information Request', plan titled Mechanical & Electrical Services Basement Level Rainwater Storage Tank' and plan referenced 211A which were received by the Local Planning Authority on 17 December 2007 plan referenced 017 B received on 13 July 2007 and 3 x Marks Barfield Architects Letters received 13 July 2007, 24 July 2007 and 17 December 2007.

Reason: To prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies SU3 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the method of piling foundations shall consist of bored piles only and shall be carried out in accordance with the piling methods described within the Construction Environmental Management Plan dated 12 June 2014.

Reason: So that the local planning authority may maintain control over the method of piling used which should not include driven piles in order to prevent vibration which would affect the amenity of the occupiers of buildings nearby and affect the stability of structures and buildings nearby and to comply with policies QD27, SU8, SU9 and SU10 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the temporary construction vehicle and pedestrian route constructed over the shingle beach shall be installed and maintained fully in accordance with plan referenced Site Access and Footpath Closures Figure 3 Rev P9 submitted on 11 June. The temporary route shall be retained for the duration of the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the temporary route provided is safe, appropriate and accessible for all users of the seafront and to comply with policies TR7, TR8, TR13, QD2 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Not used

10) UNI

Any facilities for the storage of chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval before the development is commenced. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment and to comply with policies SU3 and QD27 of the Brighton & Hove Local Plan.

11) UNI

Not used.

12) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the separator.

Reason: To prevent pollution of Controlled Waters and to comply with policies SU3 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Any facilities for the storage of fuels shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment and to comply with policies SU3 and QD27 of the Brighton & Hove Local Plan.

14) UNI

Before each part of the development listed below is commenced, samples of the materials to be used for that part shall first have been submitted to and approved in writing by the local planning authority. The samples to be submitted shall include:

- (i) the cladding of the spire;

- (ii) the external finishes of the pod;
- (iii) the external finishes of the heritage centre including the external staircases and lift;
- (iv) the balustrade on the upper deck of the heritage centre;
- (v) the external finishes of the kiosks on the upper deck(including paint colours);
- (vi) the glass screen and canopy fronting Kings Road and behind the kiosks;
- (vii) the queuing system to be used;
- (viii) the flooring of the upper deck of the heritage centre; and
- (ix) the seating and weather screens on the upper deck (including paint colours).

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

Reason: To ensure a satisfactory appearance to the development, to preserve and enhance the character and appearance of the Regency Square conservation area and to comply with policies QD1, HE1, HE3, HE5 and HE6 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the two West Pier tollbooth kiosks shall be constructed fully in accordance with the details shown on plans referenced 051E, 053D, 054C, 055C, 057C, 058C, 059C submitted on 21 September 2012. Unless otherwise agreed in writing by the Local Planning Authority the reconstructed Weather Screen Benches shall be constructed in accordance with the details shown on plan referenced 066 received on 13 July 2007.

Reason: To ensure the satisfactory preservation of the development, to ensure the preservation and enhancement of the Regency Square conservation area, to preserve the setting of nearby listed buildings, to make adequate provision for people with disabilities and to comply with policies QD1, QD2, QD10, HE1, HE3, HE5 and HE6 of the Brighton & Hove Local Plan.

16) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the alternative facilities for boat storage shall be fully implemented and retained throughout the construction period in accordance with the details shown on plan referenced 0038 M received on 21 May 2015. Unless otherwise agreed in writing by the local planning authority the alternative facilities shall remain available for the construction period.

Reason: To avoid unnecessary disturbance to people storing boats on the beach and to comply with policy SR18 of the Brighton & Hove Local Plan.

17) UNI

Within 6 months of the date of this permission a scheme of surfacing and landscaping shall be submitted to and approved in writing by the Local Planning Authority. This shall include full details of works to the Lower Esplanade and Upper Esplanade and footway adjoining Kings Road. The agreed scheme shall be carried out in full prior to the occupation of the development.

Reason: In the interests of visual amenity, to ensure a satisfactory appearance to the development and the footway in this area, to ensure the preservation and enhancement of the Regency Square conservation area to preserve the setting of listed buildings and reconstructed West Pier features on the site, to mitigate the impact of the substantial increase in pedestrian traffic in this area as a result of the development and to comply with policies QD1, QD15, QD28, TR1, TR2, TR5, TR7, TR8, TR12, TR13, SU15, HE3, HE5 and HE6 of the Brighton & Hove Local Plan and policy S3 of the East Sussex and Brighton & Hove Structure Plan.

18) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the heat pumps providing air heating and cooling in the pod and heritage centre shall be implemented fully in accordance with the details contained within Jacobs letter

received 23 March 2009, Jacobs Supplementary Information Documents received 6 March 2008, 15 December 2007 and Report received 21 June 2007. The heat pumps shall then be implemented within the development prior to the occupation of the development and thereafter made available for use at all times.

Reason: To ensure that the development will be efficient in its use of energy and to comply with policy SU2 of the Brighton & Hove Local Plan.

19) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the rainwater recycling measures shall be implemented fully in accordance with the details contained in Jacobs Report, Supplementary Information Document and plan referenced Rain Water Storage Tank Location received 23 January 2008. The agreed rain water recycling measures shall then be implemented in full prior to the occupation of the development and thereafter made available for use at all times.

Reason: To ensure that the development will be efficient in its use of water and to comply with policy SU2 of the Brighton & Hove Local Plan.

20) UNI

Within 6 months of the date of this permission details of external visitor recycling and litter points within the curtilage of the i360 site shall be submitted to and agreed in writing with the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority the storage of refuse and materials for recycling within the heritage centre shall be carried out in accordance with the details contained within document titled 'Brighton i360 plan for storage of refuse and materials for recycling' received 13 July 2007 and plan referenced Lower Esplanade Plan 201 F received 12 May 2009. The scheme shall be carried out in accordance with all of the approved details prior to occupation 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 policies SU2, SU9, SU14 and QD27 of the Brighton & Hove Local Plan.

21) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the glass balustrade surrounding the perimeter of the upper deck of the heritage centre and the glass to the facades of the heritage centre shall be implemented fully in accordance with the details shown on plans referenced 300D, 301D, 305E and 308D received on 21 September 2012. Unless otherwise agreed in writing with the Local Planning Authority the Kings Road glass security screening shall be carried out fully in accordance with the elevational details shown on plan referenced 300D received on 21 September 2012 and with the typical glazing section shown on plan referenced 070 received on 13 July 2007. Unless otherwise agreed in writing with the Local Planning Authority the glass lift shall be implemented fully in accordance with the details shown on plans referenced 052 B submitted on 13 September 2009 and 301D submitted on 21 September 2012. The scheme shall be implemented in strict accordance with the agreed detail.

Reason: As further information needs to be submitted to ensure the satisfactory preservation of the development, to ensure the preservation and enhancement of the Regency Square conservation area, to preserve the setting of nearby listed buildings and to comply with policy QD1, HE3 and HE6 of the Brighton & Hove Local Plan.

22) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the queuing system shall be implemented fully in accordance with the details shown on plan referenced 029 received on 13 July 2007. These facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby approved and unless otherwise agreed in writing with the

Local Planning Authority shall thereafter be retained.

Reason: To ensure that adequate provision is made for queuing, to avoid crowding on the upper esplanade outside the development site and to comply with policies TR1, TR5, TR7, TR8, TR13, TR14, TR15, SU15 and QD27 of the Brighton & Hove Local Plan.

23) UNI

The reconstructed West Pier tollbooth kiosk and the existing West Pier tollbooth kiosk shall match in materials, colour, style, bonding, texture, dimensions, design and appearance, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the architectural and historic importance of these buildings is not compromised, to ensure a satisfactory appearance to the development, to ensure the preservation and enhancement of the Regency Square conservation area and to comply with policies HE1, HE3, HE5 and HE6 of the Brighton & Hove Local Plan.

24) UNI

Notwithstanding the details shown on the plans hereby approved, the balustrade on the external staircases immediately adjoining the eastern and western sides of the heritage centre, shall match in materials, colour, style and appearance the existing grade II listed balustrade on the staircases between the upper and lower promenade to the west of the site opposite Oriental Place.

Reason: To compensate for the loss of listed seafront railings as a result of the development, to ensure a satisfactory appearance to each balustrade, to preserve the setting of the existing grade II listed railings and to preserve and enhance the character and appearance of the Regency Square conservation area and to comply with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

25) UNI

In the event that evidence is found of any bats roosting on the site or within the vicinity of the site during the construction period, construction shall cease until the mitigation measures specified in section 12 of the Environmental Statement have been implemented in full and retained thereafter to the satisfaction of the local planning authority unless otherwise agreed in writing by the local planning authority.

Reason: To protect bats roosting in the vicinity of the site who might be disturbed by the development and to comply with policy QD17 of the Brighton & Hove Local Plan.

26) UNI

No cables, wires, aerials, pipe work (except rainwater down pipes as shown on 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 the Regency Square conservation area and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

27) UNI

Notwithstanding the provisions of Schedule 2, Parts 24 and 25 of the Town and Country Planning (General Permitted Development) Order 1995 (or amendments or re-enactment thereof) no plant, machinery or other equipment shall be installed on or attached to any part of the development hereby approved without the prior written consent of the Local Planning Authority to whom a planning application must be made.

Reason: As such works could have a significant visual impact on the development, could adversely affect the character, appearance and setting of the Regency Square conservation area and to comply with policies QD1, QD23, QD24 and HE6 of the Brighton & Hove Local Plan.

28) UNI

Within 6 months of the date of this permission, a scheme for the fitting of odour control equipment to the development shall be submitted to and approved in writing by the Local Planning Authority. The use of the heritage centre shall not commence until all odour control equipment works relating to the heritage centre have been carried out in accordance with the approved scheme to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

29) UNI

Within 6 months of the date of this permission, a scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to and approved in writing by the Local Planning Authority. The use of any unit shall not commence until all sound insulation works relating to that unit have been carried out in accordance with the approved scheme to the satisfaction of the Local Planning Authority. The sound insulation works shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

30) UNI

A scheme for the treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority. The use of the development shall not commence until all specified works relating to the development have been carried out to the satisfaction of the Local Planning Authority. The odour control equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

31) UNI

Noise associated with all 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 avoid noise nuisance caused by the development and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

32) UNI

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

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

33) UNI

Any public address system installed 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 avoid noise nuisance caused by the proposed public address system and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local

Plan.

34) UNI

Unless otherwise agreed in writing with the Local Planning Authority no part of the development shall be open to the public before 8.00 am or after 11.00 pm on any day.

Reason: In the interests of amenity and to comply with policies QD27 and SR18 of the Brighton & Hove Local Plan.

35) UNI

Vehicular movements for the purposes of loading or unloading associated with the development hereby approved shall only take place at locations and between hours which shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development. The agreed locations and hours shall not be varied unless first agreed in writing by the local planning authority.

Reason: To safeguard the amenities of seafront users and of the occupiers of nearby properties and to comply with policies TR1, TR7 and QD27 of the Brighton & Hove Local Plan.

36) UNI

The wind turbines shown on the plans hereby approved and referred to in section 3.6 of the Environmental Statement and the 'Sustainability Checklist' submitted 17 July 2006, shall be implemented in full prior to the occupation of the development and thereafter made available for use at all times.

Reason: To ensure that the development will be efficient in its use of energy and to comply with policy SU2 of the Brighton & Hove Local Plan.

37) UNI

Not used.

38) UNI

Not used.

39) UNI

Not used.

40) UNI

The development hereby permitted shall not be occupied until details of cycle parking facilities for a minimum of 42 cycles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be open to the public until the cycle parking facilities have been fully implemented in accordance with the approved details. The cycle parking facilities shall be retained as such thereafter.

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

41) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall not be occupied until the staff changing and showering facilities shown on plan referenced 'Proposed Lower Esplanade Floor Plan (As Proposed) 019 revision G received on 4 February 2015 have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure satisfactory facilities for staff who cycle to the development and to encourage travel by means other than the private car and to comply with policy TR14 of the Brighton & Hove Local Plan.

42) UNI

Prior to the occupation of the development the two listed lamp standards indicated on drawing referenced 'Relocation of Lamp-posts' 028 submitted on shall be repositioned as indicated. Any damage which occurs to either lamp standard during the removal, relocation or re-erection of each lamp standard shall

be repaired in full prior to the occupation of the development hereby approved.

Reason: To ensure that these two listed structures are not lost and that any damage to them during relocation is repaired, to preserve and enhance the character and appearance of the Regency Square conservation area and to comply with policies HE1, HE2, HE3, HE4 and HE6 of the Brighton & Hove Local Plan.

43) UNI

The development shall not be open to the public until the two tollbooth kiosks and covered seating areas shown on drawing referenced, Proposed Upper Esplanade Floor Plan' 018 revision D submitted on 14 December 2007 have been provided and made available for use. The two tollbooth kiosks and covered seating areas shall thereafter be retained and made available for use at all times.

Reason: To ensure the provision of these parts of the development, in the interests of the efficient and safe operation of the development and in the interests of the character and appearance of the Regency Square conservation area and in the interests of the setting of nearby listed buildings and to comply with policies QD27, TR1, TR5, TR7, TR8, TR13, HE1, HE3, HE5 and HE6 of the Brighton & Hove Local Plan.

44) UNI

The development hereby approved shall be open to the public until it has achieved 'Secured by Design' accreditation.

Reason: To contribute to the prevention of crime and to comply with policy QD2 and QD7 of the Brighton & Hove Local Plan.

45) UNI

No shutters and/or physical protective security measures shall be installed on any elevation of the heritage centre without the prior written consent of the Local Planning Authority.

Reason: To ensure that a comprehensive view of the provision of shutters is taken in the interests of visual amenity, providing an acceptable frontage to pedestrians and in the interests of the character and appearance of the Regency Square conservation area and to comply with policies QD1, QD4, QD5, QD8, QD10 HE3, HE5 and HE6 of the Brighton & Hove Local Plan.

46) UNI

Notwithstanding the details in the documents submitted as part of application BH2006/02369, no LED signs, plasma screens, LCD screens or televisions shall be displayed on any external elevation of the development hereby approved, unless otherwise first agreed in writing by the Local Planning Authority.

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

47) UNI

The development hereby approved shall be used only as an observation tower and heritage centre associated with the history of the West Pier and for purposes which are ancillary to these uses and shall not be used for any other purpose.

Reason: The environmental effects described in the Environmental Statement for the development hereby approved relate only to the use of the development as an observation spire and heritage centre with ancillary retail uses and the significant environmental effects of the use of the development for any other purpose have not been tested via an Environment Statement and to comply with policies TR1, SR2 and QD27 of the Brighton & Hove Local Plan.

48) UNI

During the hours of business of the development hereby approved, toilet facilities within the development shall be made available for use by members of the public not paying to ride on the observation spire or visit the heritage centre. The

charge for the use of the toilet facilities by members of the public not paying to ride of the observation spire or visit the heritage centre, shall be no greater than the charge of the use of the toilet facilities for people paying to ride on the observation spire or visit the heritage centre.

Reason: To compensate for the loss of the existing public toilet facilities which would be displaced as a result of the development hereby approved and to comply with policy HO20 of the Brighton & Hove Local Plan.

49) UNI

Not used.

50) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the re-use of four existing pier columns within the publically accessible area of the Heritage Centre shall be implemented fully in accordance with the details contained within plan referenced 078 received 16 July 2008, plan referenced 079 B received 12 May 2009, 4 x photographs received 26A, elevation and section received 26 August 2008 and plan referenced 10737 22 01 received 26 August 2008. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: For the avoidance of doubt, to secure the re-use of the main vertical structural elements of the West Pier and to comply with policies HE1, HE2 and HE5 of the Brighton & Hove Local.

51) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out fully in accordance with the details contained within HOP letter dated 18 September 2007 and Dorton Demolition & Excavation Limited Health & Safety Plan for Demolition, Dismantling, Site Clearance at Brighton West Pier received 20 July 2007.

Reason: To safeguard the special architectural and historic interest of the listed building and in accordance with policies HE1, HE2 and HE5 of the Brighton & Hove Local Plan.

52) UNI

Not used.

53) UNI

Not used.

54) UNI

Not used.

55) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall not operate otherwise than in accordance with the Supplementary Statement on Sustainable Modes of Visitors contained within the Supplementary Transport Statement received on 8 September 2006.

Reason: To ensure that the development caters for the travel demand it creates, to ensure that sustainable modes of transport are encouraged and to comply with policies TR3 and TR4 of the Brighton & Hove Local Plan.

56) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall not operate otherwise than in accordance with the Travel Plan received 17 July 2006 and the Supplementary Statement of Sustainable Modes for Staff contained within the Supplementary Transport Statement received on 8 September 2006.

Reason: To ensure that the development caters for the travel demand it creates, to ensure that sustainable modes of transport are encouraged and to comply with policies TR3 and TR4 of the Brighton & Hove Local Plan.

57) UNI

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

Plan Type	Reference	Version	Date Received
Location Plan	001		8 September 2006
Roof Plan as Existing	002	A	8 September 2006
Lower Esplanade as Existing	003	D	22 January 2014
North and South Elevation as Existing	004		8 September 2006
Surrounding View as Existing	005		8 September 2006
Site Plan - Proposed Development	012	C	17 December 2014
Footprint Plan	013		8 September 2006
Elevation Looking West	014	A	8 September 2006
Elevation Looking East	015	A	8 September 2006
Elevation Looking North	016	A	8 September 2006
Proposed Roof Plan	017	C	14 December 2007
Proposed Upper Esplanade Floor Plan	018	D	14 December 2007
Proposed Lower Esplanade Floor Plan	019	G	4 February 2015
Basement Plan	020		8 September 2006
Section A-A	021	C	14 December 2007
Proposed South Elevation	022	C	14 December 2007
Proposed East and West Elevation	023	C	14 December 2007
Proposed North Elevation	024	C	14 December 2007
Location of Visitor Cycle Racks	025		8 September 2006
Location of Stabilisation Works	026		8 September 2006
Location of Railings to be Removed	027		8 September 2006
Relocation of Lamp-posts	028		8 September 2006
Lighting Proposal	031	A	8 September 2006
Typical Section Through Existing Build Arches	42		17 December 2014
Typical Section Through New Build Arches	43		17 December 2014
Existing Pier Forecourt Plan	22 02	C	17 December 2014
Existing Beach Level Plan	22 01	B	17 December 2014
Beach Level Plan West	20 01	A	17 December 2014
Beach Plan Level East	20 02	A	17 December 2014

58) UNI

If any additional features are discovered during demolition of the arches numbered 1 to 13 within the Structural Condition Appraisal received 11 December 2014, other than those features specifically recorded within the HOP Historic Building Record received 16 February 2015, then an additional Historic Building Record shall be submitted and agreed in writing by the Local Planning Authority within 28 days of commencement of development of the replacement structure. The additional Historic Building Record shall be carried out in

accordance with the details contained within English Heritage's 2006 Document Understanding Historic Buildings - A Guide to Good Recording Practice for Level 3 Recording.

Reason: To ensure that the heritage asset is accurately recorded and to comply with policy HE2 of the Brighton & Hove Local Plan.

59) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out fully in accordance with the Site Waste Management Plan October 2007 which was received on 18 January 2008.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2015/00738

51 Ship Street Brighton

Erection of enclosure for electrical Ring Main Unit to South-West elevation with associated works.

Applicant: Veerose Ltd

Officer: Christopher Wright 292097

Approved on 17/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Part GF, Location and Block Plans Section and Elevations Measured Survey	0289.EXG.200 1	A	3 Mar 2015
Existing External Doors Plan and Elevation Measured Survey	0289.EXG.200 2		3 Mar 2015
Proposed Electrical Ring Main Unit Plans, Section and Elevations	0289.PL.2001	B	29 May 2015
Proposed External Doors Plan and Elevation	0289.PL.2002		3 Mar 2015

BH2015/00739**51 Ship Street Brighton**

Erection of enclosure for electrical Ring Main Unit to South-West elevation with associated internal and external works.

Applicant: Veerose Ltd

Officer: Christopher Wright 292097

Approved on 16/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

The brick infill to the segmental arched opening shall be smooth red engineering brick, laid in Flemish bond and retained as such thereafter.

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

3) UNI

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

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

BH2015/00786**52-58 Middle Street Brighton**

Installation of steel door coverings, anti-climb fences and security fences. (Retrospective)

Applicant: Mr Russell Duly

Officer: Liz Arnold 291709

Approved on 05/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	101	-	6th March 2015
Plan Showing New Security Fence Locations	001	Rev. A	15th May 2015
Elevation on Middle Street Showing New Fence Positions	002	Rev. A	15th May 2015
Elevations on New Fence Panels	003	Rev. A	15th May 2015
Plan Showing New Security Fence Locations	004	-	1st April 2015
Enlarged Elevations on Middle Street	005	Rev. A	15th May 2015
Enlarged Elevations on Middle Street	006	Rev. A	15th May 2015
Enlarged Elevations on Middle Street	007	-	1st April 2015
Pre-Existing Elevation on Middle Street	008	-	10th April 2015

Pre-Existing and Proposed Elevation on North Side Wall	009	-	10th April 2015
Elevation Ship Street Showing Fencing	010	-	15th May 2015

2) UNI

The security measures hereby approved shall be removed within 5 years from the date of this permission and the building shall be restored to its condition immediately prior to the works authorised by this permission commencing in accordance with a scheme of work which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: As the security measures hereby approved are not considered suitable as permanent features to the Listed Building permission is granted for a temporary period only and to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2015/00787

52-58 Middle Street Brighton

Installation of steel door coverings, anti-climb fences and security fences. (Retrospective)

Applicant: Mr Russell Duly

Officer: Liz Arnold 291709

Approved on 05/06/15 DELEGATED

1) UNI

The security measures hereby approved shall be removed within 5 years from the date of this permission and the building shall be restored to its condition immediately prior to the works authorised by this permission commencing in accordance with a scheme of work which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: As the security measures hereby approved are not considered suitable as permanent features to the Listed Building permission is granted for a temporary period only and to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2015/00850

4 Montpelier Street Brighton

Internal alterations to layout, remedial and repair works and alterations including installation of new side window at lower ground floor level. (Retrospective).

Applicant: Miss Elizabeth Dennis

Officer: Chris Swain 292178

Refused on 05/06/15 DELEGATED

1) UNI

Insufficient information has been submitted relating to the damp-proofing works at lower ground floor level, the strengthening works to the roofspace and the works to the front bays to fully assess these elements of the application. In the absence of this information the applicant has failed to demonstrate that these works have not resulted in significant harm to the listed building, contrary to policy HE1 of the Brighton and Hove Local Plan and Supplementary Planning Document 09, Architectural Features (SPD9).

2) UNI2

The removal of the internal fire places at lower ground and upper ground floor level, resulting in the loss of original fabric to the building; and, the external alterations, by reason of their inappropriate detailing, design and materials detract significantly from the historic and architectural appearance and character of the of the listed building, contrary to policy HE1 of the Brighton and Hove Local Plan

and Supplementary Planning Document 09, Architectural Features (SPD9).

BH2015/00877

19a Sussex Heights 14 St Margarets Place Brighton

Remove existing windows to create balcony with glass balustrade and installation of aluminium sliding doors.

Applicant: Mr Steve Lewry

Officer: Robin Hodgetts 292366

Approved on 23/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The parapet wall, railings and screening that form the boundary of the balcony hereby approved, shall match exactly in terms of scale, design and materials that of the balcony immediately below and thereafter be retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			13/03/15
Existing floor plan			11/04/15
Proposed floor plan			11/04/15
Existing elevation			28/04/15
Proposed elevation			28/04/15

BH2015/00888

Sussex Heights 14 St Margarets Place Brighton

Installation of insulated render to all elevations and replacement of metal window cills with UPVC cills and associated alterations.

Applicant: Sussex Heights (Brighton) Limited - SHBL

Officer: Robin Hodgetts 292366

Refused on 05/06/15 DELEGATED

1) UNI

The proposed render, by reason of its texture and in the absence of large scale details demonstrating how the render would be installed, would adversely impact upon the appearance and character of the existing building, the surrounding Regency Square Conservation Area and the setting of nearby listed buildings. Furthermore, the proposed render system has significant potential to discolour and deteriorate over time. The proposal would therefore be contrary to policies QD1, QD2, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed window cills, by reason of their profile, depth and material, would

represent an inappropriate detail which would conflict with the key character and appearance of the building. The proposal would therefore have an adverse impact on the character and appearance of the existing building, the surrounding Regency Square Conservation Area and nearby listed buildings, contrary to policies QD1, QD2, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2015/00938

18 Stone Street Brighton

Creation of 1 no one bedroom residential dwelling (C3) on second and third floors with associated rear alterations and new stairwell.

Applicant: Winnet Investments Ltd

Officer: Jason Hawkes 292153

Refused on 12/06/15 DELEGATED

1) UNI

The development, by reason of its scale, including the size, height, form and mass, would have an adverse impact on the appearance and character of the host building and would stand out in the context of the overall street scene, detracting from the character and appearance of the Regency Square Conservation Area. The scheme is therefore contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The development, due to the lack of windows to the main kitchen and living area and terrace, would have limited light with no outlook from this level. The proposed flat would therefore provide a poor standard of accommodation for future occupants and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2015/00977

Atlas Chambers 33 West Street Brighton

Display of internally-illuminated fascia and hanging sign.

Applicant: Sprinkles Gelato Ltd

Officer: Allison Palmer 290493

Approved on 09/06/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2015/00978

Atlas Chambers 33 West Street Brighton

Change of use of ground and lower ground floor from financial services (A2) to cafe (A3).

Applicant: Sprinkles Gelato Ltd

Officer: Adrian Smith 290478

Approved on 24/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:00 and 00:30 the following day, daily.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	19/03/2015
Existing floor plans	003	-	19/03/2015
Proposed floor plan	-	-	14/04/2015

BH2015/01118

Basement Flat 10 Sillwood Place Brighton

Replacement of existing french doors, with timber doors to rear elevation.

Applicant: Miss Elise Dupuy

Officer: Allison Palmer 290493

Approved on 19/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

The timber doors hereby approved shall be off-white painted timber doors without trickle vents and with discreet hinges. The doors shall be set back from the outer face of the building and set in plain reveals with no drip moulding detail to the render.

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

BH2015/01119

Basement Flat 10 Sillwood Place Brighton

Replacement of existing french doors with timber french doors to rear elevation.

Applicant: Miss Elise Dupuy

Officer: Allison Palmer 290493

Approved on 19/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The timber doors hereby approved shall be off-white painted timber doors without trickle vents and with discreet hinges. The doors shall be set back from the outer face of the building and set in plain reveals with no drip moulding detail to the render.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
Site location plan			24/04/2015
Existing & Proposed Plans & Elevations	1038/001	A	18/06/2015
Head/Top Rail			30/03/2015
Mid Rail			30/03/2015
Jamb/Fixed Stile			30/03/2015
Section Thru Meeting Stiles			04/06/2015
Bottom Rail			04/06/2015

BH2015/01342

31 - 38 Kings Road Brighton

Installation of lift in existing lightwell.

Applicant: The Hotel Collection Ltd

Officer: Liz Arnold 291709

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The external lift enclosure hereby approved shall be rendered and painted externally to match the front elevation of the hotel building 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) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	1089-10	-	13th April 2015
Existing Plans	FA 1089-03.1	-	13th April 2015
Existing Plans	FA 1089-03.2	-	13th April 2015
Proposed Plans	FA 1089-05.1	-	13th April 2015
Proposed Plans	FA 1089-05.2	-	26th May 2015
Existing and Proposed Elevations	FA 1089-07	-	13th April 2015

BH2015/01400

Flat 3 4 Sillwood Terrace Brighton

Replacement of existing timber door and fanlight with UPVC units.

Applicant: Mr Rainer Zinngrebe

Officer: Joanne Doyle 292198

Approved on 11/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			16 Apr 2015
Block Plan			16 Apr 2015
Door Detail			16 Apr 2015
Door Specification			16 Apr 2015

BH2015/01514

7-10 13-16 26-28 and 33-36 Brighton Square Brighton

Application for Approval of Details Reserved by Conditions 7, 11 and 14 of application BH2013/00712.

Applicant: Centurion Group

Officer: Jason Hawkes 292153

Approved on 19/06/15 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/01927

Site J New England Quarter Fleet Street Brighton

Application for Approval of Details Reserved by Condition 19 of application BH2010/03999.

Applicant: The Hyde Group

Officer: Sarah Collins 292232

Approved on 24/06/15 DELEGATED

BH2014/01208

Unit 2 Brighton Railway Station Queens Road Brighton

Internal alterations to layout to facilitate food and drink outlet with associated signage.

Applicant: Greenwell and Tipple Ltd

Officer: Jonathan Puplett 292525

Approved on 23/06/15 DELEGATED

1) UNI

Notwithstanding the details shown on section C-C on approved drawing no. 2121.205C, no horizontal timber panelling shall be installed to the internal wall shown.

Reason: For the avoidance of doubt and to ensure the preservation of the listed building.

2) UNI

; and

(ii) for the following reasons:-

The works which have been carried out preserve the character and appearance of the listed building.

3) UNI

This decision to grant Listed Building Consent has been taken:

(i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:
 HE1 Listed Building Consent
 HE4 Reinstatement of original features on Listed Buildings

Supplementary Planning Guidance:
 SPGBH11 Listed Building Interiors
 SPGBH13 Listed Building - General Advice

Supplementary Planning Documents:
 SPD09 Architectural Features

Brighton & Hove City Plan Part One (submission document)
 SS1 Presumption in Favour of Sustainable Development

4) UNI

Informatives:

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	04	B	01/05/2014
MECHANICAL LAYOUT	1728-101	2	28/08/2014
ELECTRICAL AND LIGHTING LAYOUT	1728-102		28/08/2014
PIPEWORK LAYOUT	1728-104		28/08/2014
PROPOSED LAYOUT			28/08/2014
EXISTING FLOOR PLAN	2121.101		14/04/2014
EXISTING ELEVATION	2121.102		14/04/2014
PROPOSED FLOOR PLAN	2121.201	H	14/04/2014
PROPOSED CEILING PLAN	2121.203	A	14/04/2014
PROPOSED INTERNAL ELEVATIONS	21.21.204	D	28/08/2014
PROPOSED ELEVATIONS	2121.205	C	30/04/2014

BH2014/02613

Corn Exchange Church Street & Studio Theatre 29 New Road Brighton

Refurbishment and alterations to Corn Exchange, Studio Theatre and 29 New Road. Works include demolition of existing single storey link building and erection of three storey infill extension to West of Corn Exchange, incorporating new foyers, bar, box office, WCs, production space, public stairs and lifts. Alterations to Corn Exchange including retractable seating beneath new balcony and replacement roof coverings. Alterations to Studio Theatre including new side balconies, lift, fire escape stairs and dressing rooms. Renovation of existing café, to be opened to New Road and Royal Pavilion gardens. Installation of new plant equipment, alterations to entrances on New Road and Church Street and associated alterations.

Applicant: BDFL

Officer: Sonia Gillam 292265

Approved Secretary of State on 16/06/15 DELEGATED

1) UNI

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

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

2) UNI

No works 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 satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until full details of all new windows and doors to the Studio Theatre and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be single glazed. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

5) UNI

No works shall take place until full details of the new shop front to 29 New Road including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

6) UNI

All existing skirtings, architraves, internal doors, panelling, cornices, staircase balustrade and fireplaces at 29 New Road shall be retained in situ or reinstated in full except where shown on the approved plans or otherwise approved in writing by the Local Planning Authority.

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

7) UNI

No works shall take place until full details at no less than 1:20 scale of the design and detailing of the new Creation space building at its junction with the Corn Exchange, including the relationship of new construction to historic fabric, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out fully in accordance with the approved details.

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

8) UNI

No works shall take place until elevation and section details at no less than 1:20 scale of the new internal doors to the Corn Exchange and Corn Exchange Foyer have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out fully in accordance with the approved details.

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

9) UNI

No works shall take place until elevation and section details at no less than 1:20 scale of the following internal works to the Corn Exchange have been submitted to an approved in writing by the Local Planning Authority. Works shall be carried out fully in accordance with the approved details.

- (a) The lowered windows to the west elevation
- (b) The secondary glazing to the windows on the west elevation
- (c) The horizontal timber boarding to the internal walls.
- (d) The balcony structure at the northern end.

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

10) UNI

The internal colour scheme to the restored interior to the Corn Exchange, the Corn Exchange Foyer and restored ceiling to the Studio Theatre should be informed by historic research including paint samples and details of the research and the proposed colour scheme shall be submitted to and approved in writing by the Local Planning Authority before decoration takes place. Works shall be carried out fully in accordance with the approved details.

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

11) UNI

No works shall take place until full details of the new lift overrun enclosure and ground floor copper canopy to the Studio Theatre including 1:20 scale elevational drawings and sections have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out fully in accordance with the approved details and retained as such thereafter.

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

BH2014/03088

Land Rear of 39 London Road Brighton

Demolition of existing garage and erection of 1no three bedroom, three storey house (C3) fronting Providence Place.

Applicant: Mr Ian Pennicard

Officer: Jonathan Puplett 292525

Approved on 09/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The new dwelling hereby permitted 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.

3) UNI

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

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

4) UNI

Prior to first occupation of the development hereby permitted, a scheme shall

have 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.

5) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

6) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including:

- (i) Samples of the materials (including through colour render and roof covering) to be used in the construction of the external surfaces of the development hereby permitted;
- (ii) Manufacturers' details and frame colour of the windows and glazed doors to be used in the construction of the development hereby permitted.

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, QD2, and QD3 of the Brighton & Hove Local Plan.

7) UNI

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and policy CP8 of the Submission City Plan Part One.

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	PL.01		16/09/2014

SITE PLAN AND BLOCK PLAN	EX.01		16/09/2014
EXISTING SECTION	14/127/300		16/09/2014
EXISTING ELEVATIONS	14/127/300		16/09/2014
EXISTING FLOOR PLANS	14/127/200		16/09/2014
PROPOSED FLOOR PLAN AND ROOF PLAN	28/04/2015	A	28/04/2015
PROPOSED FLOOR PLANS	PL.03	B	28/04/2015
PROPOSED SECTIONS	PL.04	B	28/04/2015
PROPOSED ELEVATIONS	PL.05	B	28/04/2015

10) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

BH2014/03214

16 Kew Street Brighton

Conversion of existing house (C3) to form 1no one bedroom flat and 1no two bedroom maisonette (C3) with associated installation of windows to replace existing garage door and additional front access door.

Applicant: Mr Paul Tomlinson

Officer: Jonathan Puplett 292525

Refused on 09/06/15 DELEGATED

1) UNI

The proposed development would result in the loss of a small dwellinghouse suitable for family accommodation, which is below the minimum size suitable for conversion to smaller units as set out in Policy HO9 of the Brighton and Hove Local Plan. Furthermore, the proposed maisonette, due to its size, layout, lack of a family bathroom and lack of access to an outdoor space does not lend itself to family occupation, the application therefore fails to address the requirement of Policy HO9 that at least one unit should be provided which is of a nature suitable for family occupation.

2) UNI2

The proposed development would provide small and cramped living conditions which would not deliver a suitable standard of accommodation for future occupiers. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

3) UNI3

The proposed external alterations, to form a rectangular bay window with a rendered wall below, would not relate well to the appearance of the dwellings to either side which have curved bays with a brick faced wall below, and multi-pane windows with top hung fanlights. The proposed alterations would result in an incongruous appearance to the detriment of the street scene and the West Hill conservation Area, contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan.

BH2015/00140

Former Co Op 94-103 London Road Brighton

Display of internally illuminated fascia sign and hanging sign and non illuminated information sign and vinyl manifestation. (Retrospective).

Applicant: The Gym Group

Officer: Kathryn Boggiano 292138

Approved on 04/06/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The shopfront vinyl hereby approved shall consist of an obscure film background rather than a white background.

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

BH2015/00286

73 Roundhill Crescent Brighton

Change of use from 6no bedroom small house in multiple occupation (C4) to 8no bedroom large house in multiple occupation (Sui Generis), proposed extension at first floor level and associated alterations to rear elevation.

Applicant: Mr Jack Konarek

Officer: Chris Swain 292178

Approved on 17/06/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No cables, wires, aerials, pipework, meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

4) UNI

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

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan and existing plans, elevations and	3410.EX.02	C	12 June 2015

section.			
Plans, section and elevations	3410.PL.03	E	1 June 2015

BH2015/00295

94-103 London Road Brighton

Installation of three additional retail unit doors fronting London Road and Baker Street, additional plant at rear of gym on ground floor with associated screening and additional smoke extract louvres to front and rear of gym on ground floor. (Retrospective)

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 11/06/15 DELEGATED

1) UNI

Noise associated with the additional plant at rear hereby approved which is associated with the gymnasium use, shall be controlled and maintained so that the Rating Level, measured at 1-metre from the façade of the nearest noise sensitive premises shall not exceed the LA90 background noise levels, as used in the Acoustic Assessment for the new plant enclosure for 94 to 103 London Road, undertaken by PDA, dated 29th April 2015, Ref: 8573/1140/01. The Rating Level to be determined as per the guidance provided in BS 4142:2014.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
PDA Acoustic Consultants - Acoustic Assessment	8573/1140/01		30 April 2015
Ground floor plan_A1	PL_001	R	17 February 2015
London Road & Baker Street elevations	EL_001	N	17 February 2015
London Terrace elevations (east and west)	EL_002	K	17 February 2015
Location Plan	10-002	C	17 February 2015
Air conditioning technical data	EEDEN13-100		11 February 2015
Outdoor unit technical data	RZQSG-L(3/8) V1		11 February 2015

BH2015/00654

Devonian Court Park Crescent Place Brighton

Application for Approval of Details Reserved by Condition 3 of application BH1998/01631/FP.

Applicant: J Howard

Officer: Andrew Huntley 292321

Approved on 04/06/15 DELEGATED

BH2015/00742

Windsor Lodge Windsor Street Brighton

Conversion of loft space to form 1no one bedroom flat incorporating increased ridge height, dormers to front and side, rooflights and associated works.

Applicant: Baron Homes
Officer: Jason Hawkes 292153

Approved on 12/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

3) UNI

Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have 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) UNI

Prior to first occupation of the development hereby permitted, a scheme shall have 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan Existing and Proposed	A.01	B	3rd March 2015
Floor Plans Existing	A.05	B	3rd March 2015
South Elevation Existing	A.06	B	3rd March 2015
East Elevation Existing	A.07	B	3rd March 2015
North Elevation (Through Windsor St) Existing	A.08	B	3rd March 2015
East Elevation Street Scene Existing	A.09	B	3rd March 2015
Sections AA & BB Existing	A.10	B	3rd March 2015
Floor Plans Proposed	D.20	F	2nd June 2015
South Elevation Proposed	D.21	E	2nd June 2015
East Elevation Proposed	D.22	E	2nd June 2015
North Elevation (Through 10	D.23	D	2nd June 2015

Windsor St) Proposed			
East Elevation Street Scene	D.24	E	2nd June 2015
Sections AA & BB	D.25	D	2nd June 2015

6) UNI

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

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

BH2015/00818

56A Roundhill Crescent Brighton

Demolition of shed and erection of detached outbuilding.

Applicant: Mr William Keen

Officer: Emily Stanbridge 292359

Refused on 17/06/15 DELEGATED

1) UNI

The proposed development would be physically detached from the main dwelling house with the proposed layout including all the facilities required for a self-contained unit of accommodation. In the absence of information demonstrating a dependency to the existing dwelling or outlining the intended nature of use within the proposed building the development would create a poor standard of accommodation for future occupants by reason of a cramped layout and poor levels of natural light and outlook. The development would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2015/01041

24 Wakefield Road Brighton

Certificate of lawfulness for proposed erection of single storey rear extension.

Applicant: Mrs Alice Hart

Officer: Emily Stanbridge 292359

Refused on 09/06/15 DELEGATED

1) UNI

1. The proposed rear extension and terrace railings measures 4.1m in height and therefore does not comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

The proposed rear extension includes the provision of a terrace and therefore the development does not comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2015/01042

24 Wakefield Road Brighton

Installation of rooflight to front roof slope.

Applicant: Mrs Alice Hart

Officer: Emily Stanbridge 292359

Approved on 15/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The roof light hereby approved shall have steel or cast metal frames fitted flush

with the adjoining roof surface and shall not project above the plane of the roof.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing drawings, site location and block plan	L-01		23.03.2015
Proposed drawings	L-02		23.03.2015

BH2015/01065

6B Queens Road Brighton

Installation of new shopfront.

Applicant: Conception Contractors

Officer: Wayne Nee 292132

Refused on 12/06/15 DELEGATED

1) UNI

The replacement shopfront, due to its inappropriate design, including the uncharacteristic introduction of bi-fold doors and the loss of the recessed entrance, would result in a detrimental impact on the appearance and character of the host building and surrounding area. The proposal is therefore contrary to policy QD10 and Supplementary Planning Document 2 on Shop Front Design (SPD02).

BH2015/01128

39 Upper Gardner Street Brighton

Application for variation of condition 4 of application BH2012/02173 (Change of use from retail (A1) to café (A3) on lower ground, ground and first floors and retrospective change of use from café (A3) to office (B1) on second floor and replacement of ground floor sliding doors and fenestration above) to extend opening hours of the ground floor restaurant to 11.00pm on Mondays to Saturdays and 8.30pm on Sundays.

Applicant: Silo Brighton Ltd

Officer: Christopher Wright 292097

Approved on 18/06/15 DELEGATED

1) UNI

Not used

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			30th March 2015
Basement & Ground Floor Levels	03	C	30th March 2015
Proposed First & Second Floor Plans	04	B	30th March 2015

3) UNI

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

Reason: To safeguard the appearance of the building and the visual amenities of the locality and the Conservation Area and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The ground floor restaurant use (Use Class A3) shall not be open to customers except between the hours of 7.30am and 11.00pm Mondays to Saturdays inclusive, and between 7.30am and 8.30pm on Sundays.

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

5) UNI

No deliveries, servicing, loading or unloading of vehicles associated with the premises shall take place except between the hours of 7.30am and 7.00pm Mondays to Saturdays and between 8.00am and 6.00pm on Sundays.

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

6) UNI

The premises shall only be used as a restaurant/café (Use Class A3) on the ground floor, and as offices (Use Class B1) on the first and second floors, and for no other purposes within Classes A3 and B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

7) UNI

The development shall be maintained in accordance with the external extraction outlet and roof plan approved under application BH2013/02500, to which the decision notice dated 23 September 2013 refers.

Reason: To ensure successful integration with the existing building and to limit the impact of the development on the character of the building and the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

8) UNI

Not used

9) UNI

The joinery of the new entrance doors and transom windows shall be black in colour as seen externally and shall be retained as such thereafter.

Reason: To ensure successful integration with the existing building and to limit the impact of the development on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

10) UNI

The refuse and recycling scheme approved under application BH2013/02500, to which the decision notice dated 23 September 2013 refers, shall 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 2005.

11) UNI

Not used

12) UNI

The development shall be maintained in accordance with the fenestration details approved under application BH2013/02500, to which the decision notice dated 23 September 2013 refers.

Reason: To ensure successful integration with the existing building and to limit the impact of the development on the character of the building and the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

13) UNI

The kitchen mechanical extract system shall not be in use outside the opening hours for the A3 restaurant use hereby permitted, as set out in condition 4 of this consent.

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

BH2015/01180

HSBC 153 North Street Brighton

Display of 2no. non illuminated signs above proposed ATMs.

Applicant: HSBC Bank Plc

Officer: Robin Hodgetts 292366

Approved on 18/06/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2015/01241

94-103 London Road & 6-11 & 12 Baker Street Brighton

Application for Approval of Details Reserved by Condition 43 of application BH2014/01127.

Applicant: The Gym Ltd

Officer: Kathryn Boggiano 292138

Split Decision on 18/06/15 DELEGATED

1) UNI

The details pursuant to condition 43 of BH2014/01127 in relation to the gymnasium use (D2 Use Class) and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 43 of BH2014/01127 in relation to the retail use (A1 Use Class) are NOT APPROVED for the reason(s) set out below:

1. No details have been submitted in relation to the Energy Strategy for the retail units at the ground floor within the building, or in relation to the installation of Air Source Heat Pumps in the retail units.

BH2015/01261

12 Buckingham Street Brighton

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

Applicant: Mr David Miele

Officer: Chris Swain 292178

Approved on 04/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

Prior to first occupation of the use hereby permitted a scheme for the storage of refuse and recycling shall have 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) UNI

Prior to first occupation of the use hereby permitted details of secure cycle parking facilities for the occupants of, and visitors to, the house in multiple occupation hereby approved shall be submitted to and approved in writing by the

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	15.03.01/1	-	9 April 2015
Existing floor plans	15.03.01/3	-	9 April 2015
Proposed floor plans	15.03.01/4	-	9 April 2015

BH2015/01347

28 Wakefield Road Brighton

Roof alterations incorporating front roof lights and rear dormer.

Applicant: James Taylor

Officer: Sonia Gillam 292265

Refused on 11/06/15 DELEGATED

1) UNI

The proposed rear dormer would form an excessively scaled, incongruous and unsympathetic addition to the building that would be out of keeping with the character and appearance of the terrace and significantly harmful to the continuity of the roofscape of the Round Hill Conservation Area. The proposed front rooflights are considered to be excessive in number on a street elevation within a conservation area. The proposal would therefore fail to preserve or enhance the character or appearance of the building, terrace or wider Round Hill Conservation Area, contrary to policies QD14 & HE6 of the Brighton & Hove Local Plan and SPD09 & SPD12 guidance.

BH2015/01348

Top Floor Flat 2 Buckingham Street Brighton

Installation of front and rear rooflights.

Applicant: Miss Nicola Turner

Officer: Luke Austin 294495

Approved on 12/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	-	-	16/04/15
Floor Plans Existing and Proposed	-	-	16/04/15
Elevations and Sections Existing and Proposed	-	-	16/04/15

BH2015/01451

9 London Road Brighton

Application for Approval of Details Reserved by Conditions 9,10 11 and 13 of application BH2014/01965.

Applicant: Mr Essy Sharanizadeh

Officer: Sonia Gillam 292265

Split Decision on 18/06/15 DELEGATED

BH2015/01484

Blocks B & C Site J New England Quarter Fleet Street Brighton

Non Material Amendment to BH2012/02529 to elevations to rationalise the glazing pattern and materials. Revised secondary entrance door locations. Revise internal layout including four additional guestrooms on levels 6 and 7 of hotel (Block B) to give total of 98 bedrooms and removal of the sub basement plant room and relocation of hotel plant to basement level of office (Block C). No proposed change to size and massing of overall development.

Applicant: Roquebrook Project Management

Officer: Maria Seale 292175

Approved on 24/06/15 DELEGATED

WITHDEAN

BH2014/04179

Plots 15-19 Land West of Redhill Close Brighton

Retention of existing terrace of 5no three bed dwelling houses (C3). (Previous permissions BH2010/00692, BH2013/00293 and BH2013/00626)

Applicant: Bellway Homes (South East) Ltd

Officer: Paul Earp 292454

Approved on 04/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, elevations, floor plans - as approved.	P01/S73 APP		13 January 2015
Site plan, elevations, floor plans - as approved.	P02/S73 APP		13 January 2015

2) UNI

Prior to first occupation of the development hereby permitted a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all boundary treatments and details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees. All hard landscaping and means

of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development.

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

3) UNI

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

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

4) UNI

The hereby approved development, comprising plots 15-19 (inclusive), shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that these residential units have 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.

5) UNI

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

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

6) UNI

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

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

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 extension, enlargement or other alteration of the dwellinghouses other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

BH2014/04186

225 Preston Road Brighton

Change of use of part retail unit (A1) on basement and ground floor to form an additional two bedroom maisonette, reconfiguration of first floor residential flats and conversion of loft to form an additional maisonette incorporating parking and revised fenestration and additional rooflights.

Applicant: First Center Ltd

Officer: Kathryn Boggiano 292138

Approved on 11/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The 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.

3) UNI

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

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

4) UNI

The windows hereby approved shall be painted timber vertical sliding sashes with no trickle vents and shall match the design of the original sash windows to the building, including their architrave detail, frame profile and mouldings, subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

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

5) UNI

Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans	PRES EX 01		26.05.2015
Existing Floor Plans	PRES EX 02		26.05.2015
Existing Elevations	PRES EX 03		26.05.2015

Proposed Floor Plans	PRES 01	Q	26.05.2015
Proposed Floor Plans	PRES 02	Q	26.05.2015
Proposed Elevations	PRES 03	R	03.06.2015
Block Plan	PRES 04	Q	26.05.2015
Block Plan	PRES 05	Q	26.05.2015
Site Location Plan	PRES 06	Q	26.05.2015

7) UNI

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

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

BH2015/00042

48 Redhill Drive Brighton

Erection of part two part three storey rear extension, alterations to fenestration, creation of raised terrace with balustrade and roof alterations with rear rooflight.

Applicant: Mrs P Peng

Officer: Sonia Gillam 292265

Refused on 08/06/15 DELEGATED

1) UNI

The proposed development, by virtue of its scale, bulk, height and overall appearance, would form an overly dominant addition which would result in significant harm to the architectural integrity of the building and thereby impact upon the visual amenities of neighbouring properties. The proposed development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

BH2015/00118

148 Eldred Avenue Brighton

Erection of raised decking with balustrades in rear garden. (part-retrospective)

Applicant: Mr Philip Ede

Officer: Helen Hobbs 293335

Approved on 11/06/15 DELEGATED

1) UNI

The hereby approved decking shall not be brought into use until details of boundary screening with 152 Eldred Avenue have been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the approved details prior to the decking being brought into use and shall be retained as such thereafter.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	15/01/2015

Block plan	-	-	15/01/2015
Proposed decking plan and joist layouts	Decking_02		15/01/2015
	Decking_03		15/01/2015
	Decking_04		15/01/2015
Proposed decking elevations	Decking_01	-	15/01/2015
Tree layout	Decking_05	-	15/01/2015

BH2015/00537

14 Clermont Terrace Brighton

Erection of rear extension to ground and lower ground floor.

Applicant: Mr David Jenkins

Officer: Mark Thomas 292336

Approved on 15/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the development hereby permitted (with the exception of the rear folding doors) shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	RFA 15/323/OS	-	18th February 2015
Existing floor plans	RFA 15/323/01	-	18th February 2015
Existing and proposed elevations	RFA 15/323/02	-	18th February 2015
Proposed elevations, section and floor plans	RFA 15/323/03	-	18th February 2015

BH2015/00909

Ground Floor Flat 41 Loder Road Brighton

Erection of single storey rear extension (Retrospective).

Applicant: Mr Jacob Naish

Officer: Luke Austin 294495

Approved on 05/06/15 DELEGATED

BH2015/00965

77 Redhill Drive Brighton

Roof alterations including hip to gable roof extension and enlargement of existing side dormers.

Applicant: Mr Glenn Bowman

Officer: Jason Hawkes 292153

Refused on 18/06/15 DELEGATED

1) UNI

The proposed front roof extension and side dormer extension, by virtue of their form, scale and design, would form incongruous and unsympathetic additions which would be harmful to the character and appearance of the existing building and street scene. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2015/00982

56 Windmill Drive Brighton

Application for variation of condition 2 of application BH2014/03882 (Erection of single storey rear extension to replace existing and associated raised decking with balustrade, screening and steps to garden level) to permit change in design of roof structure.

Applicant: Mr & Mrs Jenner

Officer: Mark Thomas 292336

Approved on 18/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The hereby approved decking shall not be brought into use until screening to the east and western (side) boundaries of the decking has been erected in accordance with drawing no. 1213 02B. The screening shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, Section and Elevations	1213 01	-	19th March 2015
Proposed Plans, Section and Elevations	1213 02	C	19th March 2015

BH2015/01096

180 Surrenden Road Brighton

Erection of two storey rear extension.

Applicant: Mr & Mrs Williams

Officer: Adrian Smith 290478

Approved on 18/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the eastern or western 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and proposed floor plans and elevations	1519/0838	B	01/06/2015
Existing floor plans and elevations	1519/1837	-	30/03/2015

BH2015/01125

385 Ditchling Road Brighton

Creation of vehicle crossover with associated alterations to front boundary.

Applicant: Mr David Howarth

Officer: Luke Austin 294495

Approved on 05/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the front boundary wall and pillar shall match in material, colour, style, bonding and texture those of the existing boundary wall.

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

3) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
Location Plan	-	-	30/03/2015
Block Plan	-	-	30/03/2015
Existing Plan and Elevation	-	-	31/03/2015
Proposed Plan and Elevation	-	-	30/03/2015

BH2015/01220

3 Friar Crescent Brighton

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2015/00207.

Applicant: Mr & Mrs Keith White

Officer: Joanne Doyle 292198

Approved on 11/06/15 DELEGATED

BH2015/01281

11 South Road Brighton

Conversion of first floor offices (B1) to 1no. one bed flat and 1no. studio flat (C3).

Applicant: Mr J Burroughes

Officer: Liz Arnold 291709

Refused on 24/06/15 DELEGATED

1) UNI

The applicant has failed to adequately demonstrate that the existing Class B1 premises are no longer viable and are genuinely redundant, contrary to policies EM3, EM5 and EM6 of the Brighton & Hove Local Plan and CP3 of the Brighton & Hove City Plan Part One.

BH2015/01282

11 South Road Brighton

Internal alterations to facilitate the conversion of first floor offices (B1) to 1no. one bed flat and 1no. studio flat (C3).

Applicant: Mr J Burroughes

Officer: Liz Arnold 291709

Approved on 24/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirting, 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

No cables, wires, aerials, pipework meter boxes, ventilation grilles or flues shall

be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

5) UNI

Notwithstanding the submitted details no works shall take place until full details of the following items, including 1:20 scale sample elevations and section drawings and 1:1 scale profiles of the mouldings, have been submitted to and approved in writing by the Local Planning Authority.

a) All new internal doors (including the glass partition and glazed door to ground floor hallway and all door furniture)

b) Ground floor partition beneath stair landing

c) New soil vent pipes, extract and boiler flues and vents

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

All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

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

BH2015/01362

53 Fernwood Rise Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, creation of side dormer, juliette balcony to rear and insertion of rooflights.

Applicant: Mr & Mrs Bouri

Officer: Astrid Fisher 292337

Approved on 22/06/15 DELEGATED

BH2015/01386

182 Surrenden Road Brighton

Erection of single storey rear extension.

Applicant: Mrs S Savery

Officer: Allison Palmer 290493

Approved on 19/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

Access to the flat roof, other than the existing terrace as indicated on drawing 1521-01A shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			17/04/2015
Block plan			17/04/2015
Waste minimisation/management statement			17/04/2015
Existing and proposed	1521 - 01	A	19/05/2015

5) UNI

The first floor accommodation hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted or sold as 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.

BH2015/01485

17 Green Ridge Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr James Booth

Officer: Guy Everest 293334

Prior approval not required on 08/06/15 DELEGATED

BH2015/01515

85 Eldred Avenue Brighton

Erection of detached shed in rear garden and associated alterations to fencing.

Applicant: Alan Griffin

Officer: Astrid Fisher 292337

Approved on 17/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
Site Plan	SH1		22nd April 2015
Block Plan	SH2		22nd April 2015
Proposed Shed Plan and Elevations	SH3		22nd April 2015
Proposed Layout Plan	SH4		22nd April 2015

BH2015/01545

31 Cornwall Gardens Brighton

Erection of two storey rear extension, single storey side extension and single storey front extension with extension to garage at basement level and associated alterations.

Applicant: Mr Dabadie de Lurbe

Officer: Adrian Smith 290478

Approved on 24/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The first floor en suite windows in the north and south side elevations of the extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and existing plans and elevations	1427-01	-	29/04/2015
Block plan and proposed plans and elevations	1427-02	-	29/04/2015

BH2015/01609

9 Mill Rise Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.2m.

Applicant: Lorraine Rogers

Officer: Astrid Fisher 292337

Prior approval not required on 11/06/15 DELEGATED

BH2015/01625**49 Tivoli Crescent Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.2m.

Applicant: Mr Wil Mackintosh

Officer: Astrid Fisher 292337

Prior approval not required on 16/06/15 DELEGATED

EAST BRIGHTON**BH2014/03601****128a Marine Parade Brighton**

Internal alterations to layout and replacement of existing windows with timber bi-folding doors to courtyard.

Applicant: Mr Martin Johnson

Officer: Joanne Doyle 292198

Approved on 16/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2014/03602**128a Marine Parade Brighton**

Replacement of existing timber windows with timber bi-folding doors to courtyard.

Applicant: Mr Martin Johnson

Officer: Joanne Doyle 292198

Approved on 16/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan Block Plan Existing Floor Plan Section & Elevation	AR-LGF-EX-01		27 Oct 2014
Existing Section & Elevation	AR-LGF-EX-03		19 Nov 2014
Proposed Floor Plan Section & Elevation	AR-LGF-EX-02		09 Jun 2015

Proposed Section & Elevation	AR-LGF-EX-0 4		09 Jun 2015
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3) UNI

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

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

BH2015/00869

Flat 9 & 10 3-4 Eastern Terrace Brighton

Replacement of existing windows with timber double glazed windows.

Applicant: Mr Forster

Officer: Emily Stanbridge 292359

Approved on 11/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

The windows hereby approved shall be painted white timber and shall be retained as such thereafter.

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

BH2015/00880

15 Belgrave Place Brighton

Replacement flue to rear.

Applicant: Mr Phillip Monks

Officer: Joanne Doyle 292198

Approved on 12/06/15 DELEGATED

1) UNI

Within 2 months of the date of this decision the hereby approved flue and surrounding masonry shall be painted the same colour as the existing building. The flue shall be retained as such thereafter.

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

BH2015/00897

11 Chesham Street Brighton

Erection of single storey rear extension.

Applicant: Patrick Crossouard

Officer: Christopher Wright 292097

Approved on 19/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

with policy HE6 of the Brighton & Hove Local Plan..

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	-	-	13 Mar 2015
Block Plan	-	-	13 Mar 2015
Rear Extension	CS579	A	3 Jun 2015

BH2015/01078

33 Swanborough Drive Brighton

Certificate of Lawfulness for proposed loft conversion incorporating front rooflights and side and rear dormers, erection of front porch and alterations to fenestration.

Applicant: Mr Gulio Tonna

Officer: Emily Stanbridge 292359

Approved on 22/06/15 DELEGATED

HANOVER & ELM GROVE

BH2014/04174

112 - 113 Lewes Road Brighton

Application under section 73a seeking the variation of condition 27 of permission BH2013/00908 (part retrospective). Erection of four storey building providing retail floorspace on ground and first floors and student halls of residence (45 units). Amendments include new lift, one additional unit, relocation of bin store, addition of office and accessible WC.

Applicant: McLaren Property Ltd

Officer: Jonathan Puplett 292525

Approved after Section 106 signed on 12/06/15 DELEGATED

1) UNI

Not used.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			14/06/2010
Site Plan	05		14/06/2010
Building as Existing	13		14/06/2010
Elevations	52	B	14/06/2010
Mechanical Ventilation	55	A	20/07/2010
Elevations	0203/P/150		13/09/2013
Proposed floor plans	4567/4/26		11/12/2014

3) UNI

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

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

4) UNI

Not used.

5) UNI

The Development hereby approved shall be in accordance with the details of materials and material samples approved under application BH2014/02205 on 18/03/2015, which include a white painted finish to the rendered elements of the building, and shall be retained as such thereafter.

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

6) UNI

The commercial unit on the ground floor shall be used as Class A1 retail only.

Reason: To maintain the vitality and viability of the Lewes Road District Centre and to comply with Policy SR5 of the Brighton & Hove Local Plan.

7) UNI

Not used.

8) UNI

Not used.

9) UNI

Unless otherwise agreed in writing with the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

10) UNI

Unless otherwise agreed in writing with the Local Planning Authority, none of the student accommodation hereby approved shall be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the student accommodation built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

11) UNI

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

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

12) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use

by the occupants of, and visitors to, the development at all times.

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

13) UNI

The use of the retail unit hereby permitted shall not be open to customers except between the hours of 08.00 and 20.00.

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

14) UNI

The measures to soundproof the building approved under application ref. BH2014/01804 on 18/03/2015 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.

15) UNI

No external lighting, other than that which forms part of the external lighting scheme approved under application ref. BH2014/01715 on 18/03/2015, shall be installed to the development hereby approved without the details of any additional or alternative lighting being 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.

16) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of part (b) of Condition 16 of permission ref. BH2013/00908 that any remediation scheme required and approved under the provisions of part (b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under part (b).

Reason: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.

17) UNI

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

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

18) UNI

Not used.

19) UNI

The measures to suitable treat all plant and machinery against the transmission of sound and/or vibration approved under application ref. BH2014/01804 on

18/03/2015 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.

20) UNI

All windows and glazing shall be in strict accordance with the scheme approved under application ref. BH2014/01804 on 18/03/2015.

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

21) UNI

The development hereby approved shall be carried out in accordance with the scheme detailing additional sound insulation measures to the noise sensitive areas of the building, those being the party wall with no. 6 Newmarket Road, and between the retail unit, above the entrance, refuse and cycle stores and the laundry room, which was approved under application ref. BH2014/01804 on 18/03/2015.

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

22) UNI

The retail unit hereby approved shall not be occupied until a full deliveries management plan for the retail premises has been submitted to and approved in writing by the Local Planning Authority. The Plan must include full details of the proposed delivery times, delivery method, route and location. Deliveries shall be undertaken in full compliance with the approved document in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the neighbouring residential occupiers and to ensure there is no increased risk to the users of the local highway network and to comply with policies QD27 and TR7 of the Brighton & Hove Local Plan.

23) UNI

Prior to first occupation of the development, or any subsequent change of use hereby permitted by this permission a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the student accommodation shall be submitted to the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met, and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is show that monitoring targets are not being met.

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

24) UNI

No servicing or deliveries to or from the retail premises hereby approved shall occur outside the hours of 08.00 and 22.00 Monday to Saturday.

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

25) UNI

Prior to the first occupation of the development hereby approved, the scheme of improvements to the pavement surrounding the site including reinstatement of the existing dropped kerbs on Newmarket Road and Lewes Road which directly adjoin the site approved under application ref. BH2014/02205 on 18/03/2015,

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

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

26) UNI

Prior to the first occupation of the development hereby approved the ventilation system approved under application BH2014/02242 on 18/03/2015 shall be installed in strict accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

27) UNI

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.

BH2015/00932

131 Bonchurch Road Brighton

Formation of rear roof terrace at first floor level with glazed screen and associated alterations.

Applicant: Mr Rob Fuller

Officer: Haydon Richardson 292322

Refused on 12/06/15 DELEGATED

1) UNI

The proposed siting, form and materials of the proposed balustrade would appear an unsympathetic addition to the existing building, creating an imbalance between the pair of outriggers and contrasting with the prevailing pattern of development within the terrace row. The balustrade would form an incongruous and unsympathetic addition to the existing building, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The size of the proposed roof terrace coupled with its elevated position and the proximity of window openings to neighbouring properties would lead to significant potential for harmful levels of noise and disturbance for occupants of adjoining properties. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2015/01239

41 Toronto Terrace Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Milcus

Officer: Adrian Smith 290478

Refused on 18/06/15 DELEGATED

1) UNI

The proposed extension, by virtue of its excessive parapet height and position replacing the existing boundary wall, makes for an unneighbourly arrangement that would unduly oppress outlook and light to no.40 Toronto Terrace, contrary to policy QD27 of the Brighton & Hove Local Plan and SPD12 guidance.

BH2015/01277

5 Toronto Terrace Brighton

Extension of roof incorporating raising of ridge height.

Applicant: Mrs Freya Powell
Officer: Jason Hawkes 292153

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			13th April 2015
Block Plan			13th April 2015
Existing Ground Floor Plan	101	Rev A	14th May 2015
Existing First Floor Plan	102	Rev A	14th May 2015
Existing Front & Rear Elevations	103	Rev A	14th May 2015
Cross Section BB Proposed Ridge Lift	104	Rev A	14th May 2015
Cross Section AA Existing Ridge Line	105	Rev A	14th May 2015
Existing Cross Section BB Ridge Lift	106	Rev A	14th May 2015
Proposed Cross Section AA Ridge Life	107	Rev A	14th May 2015
Proposed Front and Rear Elevations	108	Rev A	14th May 2015

BH2015/01418

Flat 4 8-9 Hanover Crescent Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2014/03082.

Applicant: Ms Sarah Turner-Hopkins

Officer: Sonia Gillam 292265

Split Decision on 15/06/15 DELEGATED

BH2015/01509

21 Down Terrace Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m.

Applicant: Claudiu Tirsolea

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 17/06/15 DELEGATED

BH2015/01511

45 Firle Road Brighton

Erection of single storey side extension.

Applicant: Mr Daniel Hodge

Officer: Sonia Gillam 292265

Refused on 16/06/15 DELEGATED

1) UNI

The proposed development, by virtue of its design, width and form would appear a discordant and unsympathetic addition to the building, resulting in a harmful loss of openness in this section of the streetscene and failing to make a positive contribution to the visual quality of the environment. The proposal would be detrimental to the character and appearance of the property and wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2015/01631

32 Whichelo Place Brighton

Certificate of lawfulness for proposed rear dormer.

Applicant: Annabelle McArthur Shaw

Officer: Sonia Gillam 292265

Approved on 24/06/15 DELEGATED

HOLLINGDEAN & STANMER

BH2015/00733

50 Hollingbury Road Brighton

Conversion of roof space to form one bedroom flat incorporating front rooflights, rear dormers, formation of new access steps to first floor flat and cycle/bin storage.

Applicant: Mrs Sarah Smith

Officer: Chris Swain 292178

Refused on 23/06/15 DELEGATED

1) UNI

The proposed flat, by virtue of its small floor area and limited headroom, part of which set beneath low ceilings, would form an excessively cramped and claustrophobic form of residential accommodation to the detriment of the amenities of future occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2015/00816

Land to Rear of 141 Stanmer Park Road Brighton

Application for Approval of Details Reserved by Conditions 8, 11 and 12 of application BH2013/01296.

Applicant: Mr Daniel Barker

Officer: Liz Arnold 291709

Approved on 16/06/15 DELEGATED

BH2015/01080

25 Hollingdean Road Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Jeremy Crooks

Officer: Astrid Fisher 292337

Refused on 23/06/15 DELEGATED

BH2015/01081**15 Hollingdean Road Brighton**

Certificate of Lawfulness for proposed erection of single storey rear extension.

Applicant: Mr Jeremy Crooks**Officer:** Astrid Fisher 292337**Refused on 10/06/15 DELEGATED****BH2015/01089****35 Hollingbury Park Avenue Brighton**

Installation of railings above existing front boundary walls.

Applicant: Mr & Mrs I Thompson**Officer:** Luke Austin 294495**Approved on 12/06/15 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	15530-Loc	-	27/05/2015
Existing and Proposed Front Elevation	15530-06	-	27/05/2015

BH2015/01130**The Meeting House Park Close Brighton**

Demolition of existing house (C3) and erection of 2no two bedroom houses and 4no four bedroom houses (C3).

Applicant: Mr Don Elwick**Officer:** Adrian Smith 290478**Refused on 16/06/15 DELEGATED****1) UNI**

The proposed development, by virtue of the scale, bulk and form of its roof profile and the scale and number of dormer windows, represents a poorly designed and incongruous addition that lacks overall design cohesion and fails to satisfactorily integrate with, and reflect the positive characteristics of, the street, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted to demonstrate that the proposed development would not have a harmful impact on the stability and long term retention of the trees within the embankment to the rear of the site, contrary to policy QD15 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been provided to assess and mitigate any potential impact of the development on protected species and biodiversity both within the site and within the adjacent Wild Park Local Nature Reserve, contrary to policies QD17 & QD18 of the Brighton & Hove Local Plan and SPD11 guidance.

BH2015/01245

Meeting House Southern Ring Road Brighton

Internal alterations including installation of internal guardrail to first floor.

Applicant: BLB Chartered Surveyors

Officer: Astrid Fisher 292337

Approved on 24/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

The new guardrail shall match the design, detailing and fixing of the existing guardrail in all respects and shall be painted or colour-finished black.

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

3) UNI

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.

BH2015/01417

189 Hollingdean Terrace Brighton

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

Applicant: Mr William Mason

Officer: Liz Arnold 291709

Refused on 23/06/15 DELEGATED

1) UNI

The change of use provides an attic bedroom with limited head height, and therefore limited useable space, in addition to a small sized first floor bedroom. The development has therefore created a cramped form of accommodation and the conversion is of detriment to the residential amenity of current and future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2014/03750

39 - 40 Coombe Terrace Brighton

Conversion of ground floor from storage (B8) to self contained flat and studio flat with revised fenestration and associated works.

Applicant: Mr M Mousavi

Officer: Jonathan Puplett 292525

Refused on 05/06/15 DELEGATED

1) UNI

The proposed development would result in the loss of the current lawful use of the premises as a retail unit and it has not been demonstrated that such a use would be economically unviable. The proposed development is therefore contrary to policy SR8 of the Brighton and Hove Local Plan.

2) UNI2

The proposed residential units would provide small and cramped accommodation and would not provide usable outdoor amenity space for future occupants. The

proposed residential units would therefore fail to meet the likely needs of future occupants and are contrary to policy QD27 of the Brighton and Hove Local Plan, which seeks to ensure an acceptable level of amenity for future occupiers.

3) UNI3

Notwithstanding inaccuracies in the submitted drawings, the proposed development would not result in an appropriate appearance as it is proposed that the commercial shop fascia would be retained, the bay windows at first floor level would not be extended down to ground floor level with appropriate windows, and the proposed entrance doors would not be positioned centrally between the two bays. The development would not therefore create an appropriate residential appearance and the proposal is contrary to policy QD14 of the Brighton and Hove Local Plan.

BH2014/04142

37 Auckland Drive Brighton

Erection of two storey detached dwelling (C3).

Applicant: Mr T Mole

Officer: Chris Swain 292178

Refused on 11/06/15 DELEGATED

1) UNI

The proposed development, by reason of its design, detailing and siting, would result in an overly dominant and unsympathetic development that would detract significantly from the character and appearance of the site, the Auckland Drive streetscene and the wider surrounding area. The proposal is therefore contrary to policies QD1, QD2, and QD3 of the Brighton and Hove Local Plan.

2) UNI2

The proposed development, by reason of its scale and siting in close proximity and at a higher ground level to the adjoining property, 37 Auckland Drive, would result in a significantly overbearing impact and harmful overlooking to this property and respective garden. The proposal is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2015/00325

29 Staplefield Drive Brighton

Erection of 1no two bedroom house on East part of site with garden to front and rear.

Applicant: Mr R Askwith

Officer: Wayne Nee 292132

Refused on 18/06/15 DELEGATED

1) UNI

The proposed dwelling, by reason of the uncharacteristic subdivision and its positioning in relation to neighbouring properties and the street, is considered an inappropriate and cramped form of development in excess of what might reasonably be expected to be achieved on this limited plot site. The proposal would result in an uncharacteristic subdivision of the existing plot; consequently the proposal represents an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton and Hove Local Plan.

2) UNI2

The proposed development, by reason of its siting, form, design and detailing, would appear a cramped, unsympathetic and unduly dominant addition that would represent an incongruous form of development that would be out of character with the pattern of surrounding properties. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2 and QD3 of the Brighton &

Hove Local Plan.

3) UNI3

The proposed residential dwelling, by reason of its absence of adequate natural outlook at the front of the property, would provide an unsatisfactory standard of residential accommodation which would fail to meet the likely needs of future occupiers. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

4) UNI4

The development, by virtue of its scale, mass, bulk and siting in close proximity to shared boundaries, would appear overbearing, causing significant harm to amenity for occupants of the immediately adjoining neighbouring properties. In addition, there would also be a loss of amenity by virtue of loss of privacy and overlooking to neighbouring properties, as well as a significant loss of outdoor amenity space for the existing host property. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2015/00919

Brighton Aldridge Community Academy Lewes Road Brighton

Construction of a temporary teaching building for a period of six months to one year.

Applicant: Brighton Bilingual Primary School

Officer: Sue Dubberley 293817

Approved on 23/06/15 DELEGATED

1) UNI

The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission within 12 months of the date of this decision in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The building hereby approved is not considered suitable as a permanent form of development and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI

Prior to first occupation of the development hereby permitted a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of three replacement trees, to include species, written planting specifications, plant sizes and planting method. All planting comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first 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.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
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Location Plan	P001		16/03/2015
Existing Site Plan	P002		16/03/2015
Proposed Site Plan	P003		16/03/2015
Proposed Floor Plan	P004		16/03/2015
Proposed Elevations	P005		16/03/2015
Foul Water Drainage	0002		16/03/2015

BH2015/01079

61 Bevendean Crescent Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflight and rear dormer.

Applicant: Ms G Mailhol

Officer: Guy Everest 293334

Refused on 22/06/15 DELEGATED

BH2015/01274

105 Moulsecoomb Way Brighton

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

Applicant: Mr Mark Barrowcliffe

Officer: Astrid Fisher 292337

Approved on 16/06/15 DELEGATED

QUEEN'S PARK

BH2014/03653

56 George Street Brighton

Change of use from Public House (A4) to a mixed use comprising Public House (on part of ground floor) and youth hostel (Sui Generis) at part ground, first and second floors. (Retrospective).

Applicant: KA Hostels Ltd

Officer: Wayne Nee 292132

Approved on 08/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	1423-01		30 October 2014
Pre-existing basement floor plan	1423-02		30 October 2014
Pre-existing ground floor plan	1423-03		30 October 2014
Pre-existing first floor plan	1423-04		30 October 2014
Pre-existing second floor plan	1423-05		30 October 2014
Existing basement floor plan	1423-06		30 October 2014
Existing ground floor plan	1423-07		30 October 2014
Existing first floor plan	1423-08		30 October 2014
Existing second floor plan	1423-09		30 October 2014

2) UNI

The ground floor public house use (A4 Use Class) shall be retained as shown on plan referenced 1423-07 received 30 October 2014.

Reason: In order to prevent the complete loss of a community facility in the form of the public house and to comply with policy HO20 of the Brighton & Hove Local Plan.

3) UNI

The building shall only be used for public house use (A4 Use Class) and temporary guest accommodation purposes in the manner of a hostel (Sui Generis Use Class) and for no other purpose.

Reason: To ensure the premises provides guest rather than permanent accommodation for future occupants, and to protect amenity for occupiers of adjoining properties and to comply with policies SR14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Servicing/deliveries and waste collections at the site will only take place between 08:00 hours and 20:00 hours.

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

BH2014/04008

Brighton College Eastern Road Brighton

Creation of fire escape door with external staircase and gate to west elevation.

Applicant: Brighton College

Officer: Guy Everest 293334

Approved on 11/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until an elevation at a scale of 1:20 of the hereby approved gate and associated section of wall has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	2001	B	05.12.2014
Existing Ground Floor Plan	3010	B	08.12.2014
Existing Lower Ground Floor Plan	3011	B	08.12.2014
Proposed Ground Floor Plan	3020	B	08.12.2014
Proposed Lower Ground Floor Plan	3021	B	08.12.2014
Existing West Elevation	4000	B	08.12.2014
Existing Sections AA and BB	4001	B	08.12.2014
Proposed West Elevation	4010	B	08.12.2014
Proposed Sections AA and BB	4011	B	08.12.2014

Great Hall Details	5010	B	08.12.2014
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4) UNI

The hereby approved doors shall match the design, proportions and detailing of the existing doors on the eastern elevation of the Great Hall (leading onto Broadwalk).

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 hereby approved works shall exactly match the mortar mix and joint character of the existing.

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

6) UNI

No works shall take place until samples of brick and stone samples to be used within the approved scheme have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: 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

The hereby approved gate and pillars shall match the design, detailing and positioning relative to the existing flint work of the existing gate and pillars to the western frontage of the site. The gate and pillars shall be maintained as such thereafter.

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

BH2014/04009

Brighton College Eastern Road Brighton

Creation of fire escape door with external staircase and gate to west elevation.

Applicant: Brighton College

Officer: Guy Everest 293334

Approved on 11/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

The hereby approved works shall exactly match the mortar mix and joint character of the existing.

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 hereby approved gate and pillars shall match the design, detailing and positioning relative to the existing flint work of the existing gate and pillars to the western frontage of the site. The gate and pillars shall be maintained as such thereafter.

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

4) UNI

The hereby approved doors shall match the design, proportions and detailing of the existing doors on the eastern elevation of the Great Hall (leading onto

Broadwalk).

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

5) UNI

No works shall take place until samples of brick and stone samples to be used within the approved scheme have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: 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

No works shall take place until an elevation at a scale of 1:20 of the hereby approved gate and associated section of wall has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2014/04250

4 Steine Gardens Brighton

Erection of single storey rear extension.

Applicant: Mr J Morris

Officer: Wayne Nee 292132

Approved on 11/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	17/12/2014
Block plan	-	-	17/12/2014
Existing floor plans	01/1407595 02/1407595		17/12/2014 17/12/2014
Existing side elevation	04/1407595	-	17/12/2014
Proposed floor plans	03/1407595	-	17/12/2014
Proposed side elevation	05/1407595	-	17/12/2014
Existing and proposed rear elevation	06/1407595	-	14/05/2015

BH2015/00824**Queens Park Primary School Freshfield Place Brighton**

Erection of single storey temporary mobile classroom.

Applicant: Brighton & Hove City Council**Officer:** Christopher Wright 292097**Approved on 24/06/15 DELEGATED****1) UNI**

The temporary classroom building hereby permitted shall be permanently removed from the site on or before 4 years from the date of this decision notice, and following this removal the land shall be reinstated to its former condition.

Reason: The building hereby approved is not considered suitable as a permanent form of development, to safeguard residential and visual amenity and to comply with policies QD1, QD2 & QD27 of the Brighton & Hove Local Plan.

2) UNI

Within 3 months of occupation of the development hereby approved an updated School Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by pupils, staff, deliveries and parking management) shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	100	A	10 Mar 2015
Block Plan	101	A	10 Mar 2015
Proposed Plan Layout	12-16172-01		26 Mar 2015
Proposed Elevations	12-16172-03		26 Mar 2015

BH2015/00876**11 Wentworth Street Brighton**

Replacement of timber sash window with timber French doors and creation of balcony with metal balustrade to rear elevation.

Applicant: Mr Mark Powney**Officer:** Joanne Doyle 292198**Refused on 22/06/15 DELEGATED****1) UNI**

The proposed French doors and balcony, by virtue of their design, materials and location, would result in a visually intrusive and unsympathetic addition to the property. Due to its close proximity to neighbouring properties, the balcony would result in noise disturbance and unacceptable levels of overlooking and loss of privacy to neighbouring occupiers. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan (2005) and Supplementary Planning Document (SPD12) 'Design guide for extensions and alterations'.

BH2015/00893**Flat 2 17 Devonshire Place Brighton**

Installation of 2no extract vents to rear elevation. (Retrospective)

Applicant: Edward Robeson

Officer: Emily Stanbridge 292359

Approved on 10/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan			15.04.2015
Existing and proposed plans			15.04.2015
Existing and proposed plans			15.04.2015
Left vent			13.04.2015
Right vent			13.04.2015

2) UNI

The new render around the hereby approved extract vents shall be painted to match the rest of the wall within 2 months of the date of this decision.

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

BH2015/00894

Flat 2 17 Devonshire Place Brighton

Internal alterations to layout of flat and installation of 2no extract vents to rear elevation. (Retrospective)

Applicant: Edward Robeson

Officer: Emily Stanbridge 292359

Approved on 10/06/15 DELEGATED

1) UNI

The new render around the hereby approved extract vents shall be painted to match the rest of the wall within 2 months of the date of this decision.

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

BH2015/00918

19 Cuthbert Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating creation of rear dormer.

Applicant: Mr Peter Davies

Officer: Astrid Fisher 292337

Approved on 22/06/15 DELEGATED

BH2015/00948

Flat 2 1-2 Clarendon Place Brighton

Erection of single storey rear extension.

Applicant: Mr Phillip Barton

Officer: Emily Stanbridge 292359

Approved on 12/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan	1184 PL001		18.03.2015
Existing block plan	1184 PL002		18.03.2015
Proposed Block Plan	1184 PL003		18.03.2015
Existing and proposed basement level plans	1184 PL004		18.03.2015
Existing and proposed longitudinal section AA	1184 PL005	18.03.2015	
Existing and proposed cross section BB	1184 PL006		18.03.2015
Existing and proposed roof plan	1184 PL007		18.03.2015
Existing and proposed cross section CC	1184 PL008		18.03.2015

BH2015/01023

Brooke Mead Albion Street Brighton

Application for Approval of Details Reserved by Conditions 14, 15 and 19 of application BH2013/02152.

Applicant: Willmott Dixon Ltd

Officer: Adrian Smith 290478

Approved on 19/06/15 DELEGATED

BH2015/01075

Telephone Exchange Freshfield Road Brighton

Installation of a pressed metal louvre replacing existing glazed panel to west elevation.

Applicant: British Telecom

Officer: Chris Swain 292178

Approved on 17/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved, metal louver shall be finished in silver (RAL 9006) to match the existing louvers on the building and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan, existing and proposed elevation and proposed floorplan	PWH010-Q02	-	22 April 2015

BH2015/01090**Flat 4 50 Marine Parade Brighton**

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

Applicant: Mrs Lisa Ayson

Officer: Joanne Doyle 292198

Approved on 15/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	-	A	27 Mar 2015
Window Elevations	-	A	20 Apr 2015
Window Detail	-	A	27 Mar 2015
Email dated 08 June 2015	-	-	08 Jun 2015

3) UNI

The hereby approved window frames shall be painted white within one month of installation and shall be retained as such thereafter.

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

BH2015/01091**Flat 4 50 Marine Parade Brighton**

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

Applicant: Mrs Lisa Ayson

Officer: Joanne Doyle 292198

Approved on 15/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	-	A	27 Mar 2015
Window Elevations	-	A	20 Apr 2015
Window Detail	-	A	27 Mar 2015
Email dated 08 June 2015	-	-	08 Jun 2015

3) UNI

The hereby approved window frames shall be painted white within one month of installation and shall be retained as such thereafter.

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

BH2015/01335

Lower Ground Floor 56A Marine Parade Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 1no studio flat.

Applicant: St Marys Properties (Brighton) Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 10/06/15 DELEGATED

BH2015/01616

10 Freshfield Place Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.2m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.6m.

Applicant: Mr & Mrs D Curtayne

Officer: Astrid Fisher 292337

Prior approval not required on 11/06/15 DELEGATED

ROTTINGDEAN COASTAL

BH2014/02347

8 Lewes Crescent & 8A Rock Grove Brighton

Internal alterations to layout to connect the properties and create a single dwelling.

Applicant: OJK

Officer: Jonathan Puplett 292525

Approved on 17/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

All works hereby approved should scribe round surviving historic features, rather than cut through them.

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

BH2014/02628

100 High Street Rottingdean Brighton

Demolition of existing garage and erection of 1no two bedroom dwelling (C3).

Applicant: Toscara Dale Ltd

Officer: Chris Swain 292178

Approved on 22/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The dwelling hereby approved shall be built only in conjunction with the first floor rear extension approved under planning application BH2014/02630 in relation to the adjacent property at 100 High Street and shall not be erected as a single entity in isolation from that adjacent development but shall be implemented jointly and simultaneously with the same.

Reason: To protect the amenity of the adjoining occupiers at 100 High Street and comply with policy QD27 of the Brighton and Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

7) UNI

All elevational surfaces shall be finished in smooth render down to ground level including over any plinth and should not have bellmouth drips above the damp proof course or above the window or door openings and 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 and maintained as such thereafter.

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

8) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in traditional cast iron or aluminium replicas of traditional cast iron and shall painted to match the colour of the background walls and maintained as such thereafter.

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

9) UNI

Notwithstanding the submitted drawings all the hereby permitted windows shall have masonry cills.

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

10) UNI

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

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

11) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until large scale details of all joinery and architectural features (porch, dormer, windows including cills and reveals, eaves, doors and front boundary wall) are submitted to and approved by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

12) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including samples of all brick, render, clay tile and surface material to front garden (including details of the colour of render/paintwork to be used) Development shall be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

13) UNI

i) No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

ii) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 14(i) and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This pre-commencement condition is imposed because it is necessary to ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan.

14) UNI

No development or other operations shall commence on site in connection with the development hereby approved (including any tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery), until a detailed tree pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree pruning works have been completed.

All tree pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure the preservation of the adjacent trees on adjoining sites and to comply with policy QD16 of the Brighton & Hove Local Plan.

15) UNI

No development shall take place until a survey report and a method statement setting out how all existing historic boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, and including details of any temporary support and structural strengthening or underpinning works, shall have been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

16) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

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

17) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the boundary treatment (minimum of 1.8m in height) separating the proposed patio garden with the communal garden of 100 High Street have been submitted to and approved by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: To protect the amenity of the adjoining occupiers at 100 High Street and comply with policy QD27 of the Brighton and Hove Local Plan.

18) UNI

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

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and policy CP8 of the Submission City Plan Part One.

19) UNI

Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have 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.

20) UNI

Notwithstanding the submitted plans the new dwelling hereby permitted shall be

constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

21) UNI

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

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

22) UNI

Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development 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.

23) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing block and site location plans	TA 803/01		5 August 2014
Existing ZARA survey	TA 803/02		5 August 2014
Existing street elevations	TA 803/03		5 August 2014
Existing ground floor plans	TA 803/04		5 August 2014
Existing first and second floor plans	TA 803/05		5 August 2014
Existing sections AA and BB	TA 803/06		5 August 2014
Existing ZARA streetscene	TA 803/07		5 August 2014
Proposed site and block plan	TA 803/20		5 August 2014
Proposed site / roof plan	TA 803/21	A	12 January 2015
Proposed ground floor plan	TA 803/22		15 August 2014
Proposed upper level plans	TA 803/23		15 August 2014
Proposed elevations 1	TA 803/24	B	12 January 2015
Proposed elevations 2	TA 803/25	B	12 January 2015
Proposed elevations 3	TA 803/26	B	12 January 2015
Proposed street elevation	TA 803/27	A	12

BH2014/03106

8 Lewes Crescent & 8A Rock Grove Brighton

Conversion of existing house and flat to form a single dwelling.

Applicant: Mr N Cave

Officer: Jonathan Puplett 292525

Approved on 17/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION AND BLOCK PLAN	1408/1		17/09/2014
EXISTING AND PROPOSED GROUND FLOOR PLANS	1408/2		17/09/2014
EXISTING DOOR DETAILS	1408/4		17/09/2014
EXISTING SECTION	1408/6		17/09/2014
EXISTING SECTION	1408/8		17/09/2014
PROPOSED SECTION	1408/9		17/09/2014
STAIR DETAILS	Sk12		17/09/2014
EXISTING AND PROPOSED FLOOR PLANS	1408/3	A	17/09/2014
PROPOSED SECTIONS	1408/7	B	30/10/2014
PROPOSED STAIR DETAILS	1408/10	A	30/10/2014
PROPOSED DOOR DETAILS	1408/5	B	12/11/2014

BH2014/04165

25C Sussex Square Brighton

Internal damp proofing works to north and west walls of the rear extension with other associated alterations.

Applicant: Michael Dance

Officer: Helen Hobbs 293335

Approved on 04/06/15 DELEGATED

1) BH01.05

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

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

BH2015/00057

90 Eley Drive Rottingdean Brighton

Erection of single storey side extension.

Applicant: Mr & Mrs Skinner

Officer: Joanne Doyle 292198

Approved on 09/06/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed to the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement regarding protection of the hedging and Eucalyptus and any other vegetation to be retained has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ground Floor Plan Roof Plan Site Location Plan & Block Plan	3502.EXG.01	A	09 Jan 2015
Existing First Floor Plan & Elevations	3502.EXG.02	A	09 Jan 2015
Proposed Floor Plans Elevations Site Location Plan & Block Plan	3502.PL.01	B	04 Jun 2015

BH2015/00136

Flat 3 32 Sussex Square Brighton

Internal and external alterations including alterations to layout, installation of metal railings to terrace to replace existing, repairing of concrete floor of lower terrace and installation of cast iron soil stack to east elevation.

Applicant: Mr Ian Boyd

Officer: Joanne Doyle 292198

Approved on 15/06/15 DELEGATED

1) BH01.05

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The new paving to the lower terrace shall be completed in Fairstone Eclipse Granite Paving in Light in accordance with the details submitted on 12 March 2015.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

Notwithstanding the route shown on drawing 0340.PL.001 REV E, no (kitchen installation) shall commence until details of the route of the gas pipe have been submitted to and approved in writing by the Local Planning Authority following investigative works to determine the condition and location of the joists.

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

5) UNI

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

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

6) UNI

The new cast iron soil stack and railings to the terrace shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

7) UNI

The new railings to the terrace shall have a rounded top rail and square-section uprights to exactly match the design and dimensions of the existing railings to the steps between the French door and the balcony.

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

BH2015/00258

4 Tudor Close Dean Court Road Rottingdean Brighton

Installation of sun tunnel to east elevation roof slope.

Applicant: Trevor Hopper

Officer: Wayne Nee 292132

Refused on 04/06/15 DELEGATED

1) UNI

The proposed external roof light of the sun tunnel would appear as an incongruous addition that would create additional clutter to the roofslope resulting in significant harm to the architectural and historic character and appearance of the Grade II listed building and the wider Rottingdean Conservation Area, contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2015/00259

4 Tudor Close Dean Court Road Rottingdean Brighton

Installation of sun tunnel to east elevation roof slope.

Applicant: Trevor Hopper

Officer: Wayne Nee 292132

Refused on 04/06/15 DELEGATED

1) UNI

The proposed external roof light of the sun tunnel would appear as an incongruous addition that would create additional clutter to the roofslope resulting in an unacceptable appearance. Furthermore the internal alterations to create the sun tunnel would result in a harmful impact on the integrity of the building. Overall the proposal would have a significantly harmful impact on the architectural and historic character and appearance of the listed building contrary to policy HE1 of the Brighton & Hove Local Plan, and would fail to preserve or enhance the character or appearance of the listed building contrary to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

BH2015/00318

31 Ainsworth Avenue Brighton

Application for Approval of Details Reserved by conditions 7, 8, 9, 10, 11, 12 & 13, of application BH2014/02018.

Applicant: Mr Russell Smith

Officer: Liz Arnold 291709

Approved on 08/06/15 DELEGATED

BH2015/00705

31 Ainsworth Avenue Brighton

Application for variation of condition 2 of application BH2014/02018 (erection of 1no two bedroom dwelling with formation of access from Dower Close) to permit amendments to the approved drawings allow alterations to the footprint of the dwelling, internal layout and fenestration.

Applicant: Mr Russell Smith

Officer: Liz Arnold 291709

Approved on 11/06/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 30th August 2017.

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles

belonging to the occupants of and visitors to the development hereby approved.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

The development approved shall be constructed to a minimum of Code for Sustainable Homes rating level 4, in accordance with the details approved under application BH2015/00318.

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

8) UNI

The development and other operations shall take place in complete accordance with the Construction Specification/Method Statement approved under application BH2015/00318.

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

9) UNI

The external finishes of the approved development shall be in accordance with the materials approved under application BH2015/00318 and shall be retained as such thereafter.

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

10) UNI

The development hereby approved shall not be occupied until the secure cycle parking facilities, as approved in application BH2015/00318 have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

11) UNI

The landscaping scheme for the approved development shall be carried out in accordance with the details approved under application BH2015/00318.

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 scheme to enhance the nature conservation interest of the site shall be carried out in accordance with the details approved under application BH2015/00318.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

13) UNI

The proposed ground levels, proposed siting and finished floor levels of all buildings and structures hereby approved shall be carried out in accordance with the details approved under application BH2015/00318.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton and Hove Local Plan.

14) UNI

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

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

15) UNI

The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

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

16) UNI

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

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

17) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
LOCATION PLAN	E01	A	26/06/2014
BLOCK PLAN	P01		19/06/2014
EXISTING SITE DRAWINGS	E02		19/06/2014
PROPOSED SITE PLAN	P02		19/06/2014
PROPOSED GROUND FLOOR AND LOWER GROUND FLOOR PLANS	P03	C	2/03/2015
PROPOSED REAR ELEVATION	P04	A	2/03/2015
PROPOSED FRONT ELEVATION	P05		19/06/2014
PROPOSED ELEVATION	P06	A	2/03/2015
PROPOSED SECTION	P07	B	2/03/2015
FRONT GARDEN PLAN	DL43/02		19/06/2014
REAR GARDEN PLAN	DL43/01		19/06/2014

BH2015/01048

Saltdean Lido Saltdean Park Road Brighton

Application for variation of condition 2 of BH2014/03415 (Erection of pool plant building, alterations to pool to create a single pool, new volley ball court with mesh fencing, re-instatement of paddling pool with canopy over. Five year consent for 4no portakabins (changing facilities, W.C's), with timber deck around, entrance kiosk and beach huts) to facilitate relocation and redesign of pool plant room.

Applicant: Saltdean Lido Community Interest Company

Officer: Kathryn Boggiano 292138

Approved on 17/06/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the 8 December 2017.

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

2) UNI

All planting or seeding comprised in the approved scheme of landscaping required by condition 15 above, and all turfing required in connection with the re-profiling of the western embankment above the pool plant building hereby approved shall be carried out in the first planting and seeding seasons following the completion of the pool plant building; and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

3) UNI

No works shall take place with regard to the relining of the pool until samples of the materials to be used in the relining of the pool have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the pool

lighting shall be carried out fully in compliance with the details contained within Conran & Partners document titled '2260 Saltdean Lido - Specification of items including within Listed Building and Full Planning Applications. Proposed underwater swimming pool lighting' received on 9 October 2014 and plan referenced 'Section AA + BB as proposed PL104 revision C' received on 20 April 2015.

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

5) UNI

The slide shown on plan referenced 'Plan as Proposed PL103 revision E' received on 20 April 2015 shall not be installed until full details of the slide including the design, size, materials and method of fixing to the pool, have been submitted to approved in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

6) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be delivered in accordance with the details shown within the Phasing Plan titled 'External Works Programme' received 25 March 2015 and approved as part of application reference BH2015/01067.

Reason: To ensure that works to improve the historical character and setting of the Lido occur within an appropriate timeframe and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

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

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

8) UNI

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

Reason: To ensure that the development contributes to ecological enhancement on the site and to protect the setting of the Lido and to comply with policies QD17 and HE3 of the Brighton & Hove Local Plan.

9) UNI

No works shall take place on the Paddling Pool and Soft Play Area until details of the lining of the Paddling Pool and samples of the material for the Soft Play area have been submitted to and approved in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

10) UNI

The canopy shown on plan no. PL111 referenced 'Proposed section through shade sail canopy over children's paddling pool' received 13 October 2014 shall not be installed until full details of the canopy including the design, size and materials have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the submitted plans, no fencing surrounding the volleyball court shall be installed until full details of the fencing including the height, design and colour have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

12) UNI

No works shall take place on the installation of the beach huts until a colour scheme for the beach huts has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

13) UNI

The temporary portacabins, associated decking surround and fencing and temporary beach huts and associated paths leading to these structures hereby permitted and shown on plans referenced PL106 received on 13 October 2014 and PL- 103 Revision E received on 20 April 2015 shall be permanently removed from the site before 8 December 2019 and the land reinstated in accordance with a landscape scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development within the grounds of the Lido, permission is granted for a temporary period and to comply with policy HE3 of the Brighton & Hove Local Plan.

14) UNI

No works shall take place on the southern access gate and associated steps and ramp hereby approved until full details of the colour of the gates and fencing, and full details of the surface materials for the steps, ramp and paths leading to the volleyball court, pool and portacabins hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and unless agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

15) UNI

Within 6 months of the date of this permission, details of a native grassland landscape strip on the western side of the embankment over the pool plant building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact area for the

landscape strip, details of the proposed planting and maintenance/management details.

Reason: To improve the biodiversity of the site and to screen the western fence and to comply with policies HE3 and NC2 of the Brighton & Hove Local Plan.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	PL-100	A	25 March 2015
Site Survey as existing	PL-101	A	25 March 2015
Section AA + BB as existing	PL-102	A	25 March 2015
Plan as proposed	PL-103	E	20 April 2015
Section AA + BB as proposed	PL-104	C	20 April 2015
Detail section through proposed pool plant room	PL-105	D	12 June 2015
Proposed temporary changing and WC facilities	PL-106		13 October 2014
Proposed section through volleyball court	PL-107		9 October 2014
Proposed + Existing Section + Elevation of new entrance to under-cliff walk	PL-108		9 October 2014
Block Plan existing and proposed	PL-109	A	25 March 2015
Proposed Section through shade sail canopy over children's paddling pool	PL-111		13 October 2014
Proposed elevations of beach hut	PL-110		13 October 2014
Proposed plant room plans	(20)-130	F	5 June 2015
Sections	(20)-131	H	5 June 2015

BH2015/01178

Flat 2 23 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr A Meredith

Officer: Liz Arnold 291709

Approved on 15/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

The walls of the ensuite extension hereby approved shall be finished to match the existing walls of the ensuite.

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

BH2015/01520**Saltdean Primary School Chilington Way Brighton**

Application for Approval of Details Reserved by Conditions 8 and 14 of Application BH2014/03933.

Applicant: Brighton & Hove City Council

Officer: Kathryn Boggiano 292138

Approved on 23/06/15 DELEGATED

BH2015/01709**Saltdean Lido Saltdean Park Road Saltdean Brighton**

Application for Approval of Details Reserved by Condition 8 of applications BH2014/03415 and BH2015/01048.

Applicant: Saltdean Lido Community Interest Company

Officer: Kathryn Boggiano 292138

Approved on 18/06/15 DELEGATED

BH2015/01860**39 Roedean Road Brighton**

Application for Approval of Details Reserved by Condition 11 of application BH2014/01724

Applicant: Mr R Flavell

Officer: Liz Arnold 291709

Approved on 16/06/15 DELEGATED

BH2015/02066**Bafu House Steyning Road Brighton**

Application for Approval of Details Reserved by Condition 11 of application BH2013/02459.

Applicant: Ms Karron Stephen-Martin

Officer: Liz Arnold 291709

Approved on 23/06/15 DELEGATED

WOODINGDEAN**BH2015/00414****17 Channel View Road Brighton**

Extensions and formation of additional floor to create a two storey house. Creation of garage to front and associated alterations. (Part Retrospective)

Applicant: Mr & Mrs J Kelly

Officer: Jonathan Puplett 292525

Approved on 15/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			25/02/2015
Block plan			25/02/2015
Existing floor plans and elevations	001		26/02/2015
Proposed elevation	002-2		26/02/2015
Existing and proposed elevations and floor plans	10502-1		16/05/2015

BH2015/00923

89 Crescent Drive North Brighton

Alterations to roof of dwelling including raising of ridge height, roof extensions, creation of 2no dormers and insertion of 3no rooflights.

Applicant: Mr Kevin Peacock

Officer: Luke Austin 294495

Approved on 18/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan, Block Plan, Floor Plans and Elevations as Existing	1301A.001	-	16/05/2015
Floor Plans and Elevations as Proposed	1301D.001	-	16/05/2015

BH2015/00929

80 Cowley Drive Brighton

Extension of existing porch.

Applicant: Miss Nicola Fennell

Officer: Luke Austin 294495

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
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Location Plan	ap/04/Cowley Drive80	-	17/03/2015
Block Plan	ap/03/Cowley Drive80	-	17/03/2015
Existing Plans and Elevations	ap/03/Cowley Drive60	-	08/04/2015
Proposed Plans and Elevations	ap/03/Cowley Drive60	-	08/04/2015

BH2015/00951

56 Farm Hill Brighton

Conversion of existing dwelling to form 1no three bed and 1no four bed dwelling with associated roof alterations including extensions, raising of ridge height and dormers, creation of additional crossover and associated works.

Applicant: Mr J Morris

Officer: Clare Simpson 292321

Refused on 24/06/15 DELEGATED

1) UNI

The proposal to raise the ridge of the roof and the hip to gable extensions are considered to be an overdevelopment of the site. The alterations fail to respect the character of the area or its setting which would result in a loss of the rhythm of the roof forms seen north to south on Farm Hill. The formation of a series of triangular dormers on the front elevation would result in additional features which would be out of place in this setting. Furthermore the proposal to split the plot would result in no private garden space to plot 1. As a result the property would appear over-extended and incongruous to the detriment of the visual amenities of the area. The development would be contrary to policies QD3, QD14, QD27 and HO5 of the Brighton and Hove Local Plan and SPD12 Design for Extensions and Alterations.

2) UNI2

The proposed raising of the roof ridge would result in an increased sense of enclosure and loss of light to 58 Farm Hill. Furthermore the positioning of dormer windows on this elevation result the potential loss of privacy for this property. The development is considered un-neighbourly and intrusive and contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2015/01071

45 McWilliam Road Brighton

Erection of detached three bedroom dwelling.

Applicant: KDS Developments

Officer: Jason Hawkes 292153

Refused on 24/06/15 DELEGATED

1) UNI

The proposed dwelling would have limited space around it and the proposed plot size is considered too small to adequately accommodate the proposed dwelling. In conjunction with the existing building, the proposal, by reason of its excessive footprint and plot coverage, would represent an overdevelopment of the site and fails to respect the context of the residential character of the area. For these reasons the development is contrary to policies QD1, QD2 and HO4 of the Brighton and Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

BH2015/01275

68 Balsdean Road Brighton

Erection of two storey rear extension comprising of conservatory at ground floor

level with store below, creation of timber decking, installation of glazed balustrading and installation of 3no rooflights.

Applicant: Keith Herd

Officer: Chris Swain 292178

Refused on 08/06/15 DELEGATED

1) UNI

The proposed raised terrace area, due to its elevated position and close proximity to the shared boundary would result in significant overlooking and loss of privacy towards the adjoining property, 70 Balsdean Road, and its private garden to the detriment of the residential amenity of this dwelling. This harmful impact on neighbouring amenity is exacerbated by the large size of the raised terrace area which lends itself to a more intensive use of this space for recreational purposes. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2015/01330

84 Cowley Drive Brighton

Certificate of lawfulness for proposed demolition of existing conservatory and erection of single storey rear extension.

Applicant: Mr Andrew Gatt

Officer: Astrid Fisher 292337

Approved on 10/06/15 DELEGATED

BRUNSWICK AND ADELAIDE

BH2014/04260

Flat 2 33 Adelaide Crescent Hove

Internal and external alterations including alterations to layout, formation of mezzanine level and creation of roof terrace over existing flat roof at rear with balustrade and glazed screening.

Applicant: Ms Polly Borland

Officer: Helen Hobbs 293335

Approved on 18/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

The architrave to the new entrance door should be reinstated to its original profiles.

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

3) UNI

No development shall take place until full details of the terrace balustrade including samples of the render and colour, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: As insufficient information has been submitted and in order to protect the historic character of the listed building; in accordance with policy HE1 of the Brighton and Hove Local Plan.

4) UNI

The glass to the mezzanine balustrade shall be clear glass only and shall be retained as such thereafter.

Reason: To minimise the visual impact of the mezzanine level and protect the

historic character of the Listed Building; in accordance with policy HE1 of the Brighton and Hove Local Plan.

5) UNI

Prior to works commencing on the internal alterations, full details of the proposed spiral staircase shall be submitted to and approved by the Local Planning Authority in writing. The scheme should be implemented in full accordance with the approved details.

Reason: As insufficient information has been submitted and in order to protect the historic character of the listed building; in accordance with policy HE1 of the Brighton and Hove Local Plan.

BH2014/04261

Flat 2 33 Adelaide Crescent Hove

Creation of roof terrace over existing flat roof at rear with balustrade and glazed screening and associated alterations.

Applicant: Ms Polly Borland

Officer: Helen Hobbs 293335

Approved on 18/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the new wall on the western balustrade hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

No development shall take place until a sample of the obscured glass balustrade has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be carried out in full as approved prior to first occupation of the roof terrace and balustrade shall thereafter be retained in place at all times.

Reason: As insufficient information has been submitted and in order to protect adjoining properties from overlooking and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	0130.PL.000		18th December 2014
Existing main and upper level plans	0130.EXG.001		18th December 2014
Existing elevational sections	0130.EXG.002		18th December 2014
Proposed rear elevations	0130.EXG.003		18th December 2014
Proposed main and upper level plan	0130PL.001		18th December 2014
Proposed elevational	0130.PL.002		18th December

sections			2014
Mezzanine details and visuals	0130.PL.003		18th December 2014
Joinery details	0130.PL.004		18th December 2014
Terrace door	0130.PL.005	a	18th December 2014
Proposed terrace elevations	0130.PL.006	C	23rd February 2015

BH2014/04311

The Cottage St Johns Road Hove

Conversion of garage into recording studio, incorporating the insertion of 2no. new windows and installation of timber doors on side elevation.

Applicant: Mr M Rosenberg

Officer: Helen Hobbs 293335

Approved on 04/06/15 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2015/00313

1 St Johns Place Hove

Replacement of existing UPVC and aluminium windows and doors with double glazed timber framed windows, UPVC entrance door and aluminium framed patio doors.

Applicant: Mrs Austin

Officer: Luke Austin 294495

Refused on 08/06/15 DELEGATED

1) UNI

The design of proposed windows and the material of the proposed doors would be inappropriate and harmful to the historic character and appearance of the Listed Building and would fail to preserve or enhance the character or appearance of the Avenues Conservation Area. The proposal is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Documents 12, Design Guide for Extensions and Alterations and 9, Architectural Features.

CENTRAL HOVE

BH2015/00949

35 & 36 Medina Villas Hove

Creation of new double vehicular crossover to replace existing crossover, with

new access gates, alterations to front boundary wall and railings and erection of side boundary wall.

Applicant: Mr Jeremy Quinlan
Officer: Mark Thomas 292336

Approved on 24/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved vehicular access gates and side boundary wall shall be completed, in accordance with drawing no. 15-001-301-E, within 3 months of the new crossover being first brought into use.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	14/04/2015
Existing plans and elevations	15-001-101-D	-	18/03/2015
Proposed plans and elevations	15-001-301-E	-	22/05/2015

5) UNI

The hereby approved boundary walls and pillars shall match the form, height and external materials, including colour, of the existing front boundary wall.

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

BH2015/00970

4 Grand Avenue Hove

Replacement of existing intercom fascia panel in main entrance with new brass faced unit.

Applicant: Four Grand Avenue (Hove) Man Co Ltd
Officer: Guy Everest 293334

Approved on 15/06/15 DELEGATED

1) BH01.05

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

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

BH2015/01017**Fourth Avenue Mansions 88-92 Church Road Hove**

Refurbishment of gable pediment to front elevation, replacement of section of roof and fascias, gutters and downpipes.

Applicant: Sanctuary Group

Officer: Liz Arnold 291709

Approved on 09/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	23rd March 2015
Existing Elevations	14129_001	Rev. A	23rd March 2015
Proposed Elevations	14129_002	Rev. A	23rd March 2015

BH2015/01034**St Andrews C of E Primary School Belfast Street Hove**

Temporary relocation of existing single storey temporary classroom for a period not exceeding 3 years.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 10/06/15 DELEGATED

1) UNI

The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 30th June 2018, in accordance with a scheme of work which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the visual amenity of the school and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI

The portacabin shall be sited in accordance with the relocation plan and relocation details received on the 13th May 2015.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	091	A	14th April 2015
Proposed Block Plan	092	A	14th April 2015
Ownership Plan	093		23rd March 2015
Floor Plan	094		23rd March 2015
Portacabin Plan & Elevation	095	A	14th April 2015
Portacabin Elevations	096		15th April 2015
Relocation Plan			13th May 2015
Sport England Clarification	095		18th May 2015

BH2015/01293

39 Medina Villas Hove

Erection of front boundary wall with piers and metal railings with associated alterations to front entrance path and steps.

Applicant: Swanlane Estates Ltd

Officer: Mark Thomas 292336

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until 1:20 scale elevational drawings of the walls, railings and steps and 1:1 scale sections of the proposed finials and top rail, pier caps, coping and step nosing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location and block plan	AC/39MV/02	-	13th April 2015
Existing and proposed plans and elevations	AC/39MV/01	-	13th April 2015

GOLDSMID

BH2014/04081

Flat 2 60 Cromwell Road Hove

Replacement of existing aluminum windows and door with UPVC.

Applicant: Mr Parr

Officer: Christopher Wright 292097

Refused on 11/06/15 DELEGATED

1) UNI

The proposed replacement windows and door would, by reason of the materials and detailing, have flat and wide profiling, inappropriate glazing bar detailing and opening methods, which would detract from the character of the recipient building and fail to take the opportunity to enhance the positive characteristics and historic

appearance of the property and the wider Willett Estate Conservation Area. As such the proposal is contrary to policy HE6 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 09, Architectural Features.

BH2014/04353

84-86 Denmark Villas Hove

Rendering of all external walls following prior approval application BH2014/01042 for change of use at first, second and third floor levels from offices (B1) to residential (C3) to form 15no flats. (Affecting the setting of a Listed Building)

Applicant: The Baron Homes Corporation

Officer: Jason Hawkes 292153

Refused on 15/06/15 DELEGATED

1) UNI

Having regard to the visual impact of the proposed render finish on the appearance of the building and surrounding area, the proposal would result in a building which would further stand out in the street scene as an inappropriate addition to the detriment of the character and appearance of Hove Station Conservation Area. The scheme is therefore contrary to policies QD2 and HE6 of the Brighton & Hove Local Plan and SPD12: Design Guide for Extensions and Alterations.

BH2015/00439

68 Davigdor Road Hove

Conversion of first floor flat and loft to create 3no flats including rear dormers and balcony, side dormer and front rooflights, removal of chimney stacks and additional rear window and doors at first floor level.

Applicant: Copsemill Properties Ltd

Officer: Helen Hobbs 293335

Approved on 08/06/15 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & site plan existing and proposed	A.01	B	10th February 2015
South elevation as existing	A.03	B	10th February 2015
East elevation as existing	A.04	B	10th February 2015
North elevation as existing	A.05	B	10th February 2015
First floor as existing	A.06	B	10th February 2015
Second floor as existing	A.07	B	10th February 2015
Roof plan as existing	A.08	B	10th February

			2015	
Section BB as existing	A.09	B	10th 2015	February
Section AA as existing	A.10	B	10th 2015	February
Photographs	A.11	B	10th 2015	February
South elevation as proposed	D.01	C	10th 2015	February
East elevation as proposed	D.02	C	10th 2015	February
North elevation as proposed	D.03	C	10th 2015	February
First floor as proposed	D.04	B	10th 2015	February
Second floor as proposed	D.05	C	10th 2015	February
Roof plan as proposed	D.06	C	10th 2015	February
Section BB as proposed	D.07	B	10th 2015	February
Section AA as proposed	D.08	C	10th 2015	February

3) UNI

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

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

4) UNI

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

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

5) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'very good' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and policy CP8 of the Submission City Plan Part One.

6) UNI

Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

7) UNI

Prior to first occupation of the development hereby permitted, details of secure

cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development 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.

BH2015/00531

Land Rear of 37-38 Cromwell Road Hove

Application for removal of condition 6 of application BH2014/01165 (Removal of condition 10 of application BH2013/03692) (Original permission for Erection of 1no three bedroom house including basement level) which states that 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.

Applicant: Mrs Maureen Wheeler

Officer: Helen Hobbs 293335

Refused on 24/06/15 DELEGATED

1) UNI

Condition 6 of planning permission BH2015/00100 was imposed in order to ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan. The removal of this condition, and the need for material samples to be agreed by the Local Planning Authority, would fail to ensure the development was of an acceptable design and appearance, and preserved or enhanced the character or appearance of the adjoining Willett Estate Conservation Area. The removal of the condition would therefore result in a development contrary to policies QD1 and HE6 of the Brighton & Hove Local Plan.

BH2015/00714

54 Livingstone Road Hove

Alterations to layout of doors and windows on front elevation.

Applicant: SMS

Officer: Christopher Wright 292097

Approved on 22/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The guardrail/balustrade to the first floor level Juliette balcony hereby permitted shall be obscure glazed and retained as such thereafter.

Reason: To safeguard the privacy of occupiers of adjoining 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 listed below.

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

Plan Type	Reference	Version	Date
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			Received
Existing Plans, Elevation and Section	3526.EXG.01	-	2 Mar 2015
Proposed Alterations to Front Elevation	3526.PL.02	-	16 Mar 2015

BH2015/01167

Kings Gate 111 The Drive Hove

Application for Approval of Details Reserved by Condition 3 of application BH2014/00075.

Applicant: Anstone Properties Limited

Officer: Christopher Wright 292097

Approved on 16/06/15 DELEGATED

BH2015/01204

39 Osmond Road Hove

Certificate of Lawfulness for proposed erection of a part one part two storey rear extension and loft conversion incorporating rear dormer.

Applicant: Mr & Mrs Heywood

Officer: Astrid Fisher 292337

Split Decision on 16/06/15 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed rear dormer for the following reason:-

1. The rear dormer is permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015.

1) UNI

REFUSE a lawful development certificate for the two-storey rear extension for the following reason:-

2) UNI2

1. The rear extension would have more than one storey and would be within 7 metres of a boundary opposite the rear wall of the dwellinghouse, contrary to paragraph A.1(h); and, would be within 2 metres of the boundary of the curtilage of the dwellinghouse with an eaves height in excess of 3 metres, contrary to paragraph A.1(i). The two-storey rear extension is therefore not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

BH2015/01391

10 Cromwell Road Hove

Replacement of existing tiling to main entrance with black and white tiling and reinstatement of bullnose treads to steps.

Applicant: Thornton Properties Limited

Officer: Mark Thomas 292336

Refused on 18/06/15 DELEGATED

1) UNI

The proposed concrete plinth and lead flashings would appear incongruous additions, with no justification to justify this approach to the damp-proofing works, with the natural stone basement steps a historic feature of the Listed Building and worthy of retention. The proposed works would therefore have an adverse impact on the historic character, architectural setting and significance of the Grade II Listed Building, and the character and appearance of the wider Willett Estate Conservation Area, contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2015/01392

10 Cromwell Road Hove

Replacement of existing tiling to main entrance with black and white tiling and reinstatement of bullnose treads to steps.

Applicant: Thornton Properties Limited

Officer: Mark Thomas 292336

Refused on 18/06/15 DELEGATED

1) UNI

The proposed concrete plinth and lead flashings would appear incongruous additions, with no justification to justify this approach to the damp-proofing works, with the natural stone basement steps a historic feature of the Listed Building and worthy of retention. The proposed works would therefore have an adverse impact on the historic character, architectural setting and significance of the Grade II Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2015/01513

58A Palmeira Avenue Hove

Application for Approval of Details Reserved by Condition 14 of application BH2013/01599

Applicant: Owen Property

Officer: Adrian Smith 290478

Approved on 15/06/15 DELEGATED

BH2015/01614

3C Lansdowne Road Hove

Application for Approval of Details Reserved by Condition 4 and 15 of application BH2012/03223

Applicant: PSMG

Officer: Adrian Smith 290478

Approved on 15/06/15 DELEGATED

HANGLETON & KNOLL

BH2014/03451

131a Stapley Road Hove

Change of use of an area of park land (D2) to outside space associated with children's nursery (D1) with installation of fence and gate and alterations to existing boundaries.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 16/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	007		14/10/2015
BLOCK PLAN	008	B	14/10/2015
SITE LAYOUT AND ELEVATION	006	A	22/10/2015

2) UNI

Should the children's nursery at no. 131 Stapley Road cease to operate, within 28 days of the use ceasing the area of land to which this permission relates shall be returned to public open space and the fencing and gates hereby approved shall be removed and the ground made good.

Reason: The loss of public open space is only permitted on the basis that the open space will be utilised by children attending the nursery. If the nursery use ceases in the future, public access to the land should be reinstated to accord with policy SR20 of the Brighton and Hove Local Plan.

3) UNI

No children shall access the hereby approved outdoor space other than between the hours of 09.00 and 17.00.

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

BH2014/03651

253 Old Shoreham Road Hove

Installation of plant equipment incorporating 3no air conditioning units, 1no condenser unit and 1no condenser pack enclosed by timber fencing.

Applicant: Southern Co-operative

Officer: Helen Hobbs 293335

Approved on 08/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			10th November 2014
Existing plan layout	CP-OLDS-001-000		29th October 2014
Proposed plan layout and plant location	CP-OLDS-001-001	A	10th November 2014
Proposed plan	15-368-204		18th May 2015

2) UNI

Notwithstanding the approved drawings prior to the first operation of the hereby approved units a 2m high solid wooden fence shall be erected around the plant and equipment as outlined in email correspondence (from Evolve RPS) dated 16th February 2015. There shall be no gaps within this fence or the fence and the ground. Any access gates shall be designed so that the structural integrity of the fence is not compromised. The fence, and any access gates, shall be permanently retained as such.

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

3) UNI

Noise associated with all 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(A) below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS4142: 1997.

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

BH2015/00233

107 Boundary Road Hove

Demolition of existing house and erection of four storey building to form 7no two bedroom flats (C3) with associated car parking.

Applicant: Castlemist Finances Ltd

Officer: Chris Swain 292178

Refused on 11/06/15 DELEGATED

1) UNI

The proposed development by virtue of its scale, bulk and design would result in an incongruous development that would appear overly dominant within the context of the immediate Boundary Road streetscene and would detract significantly from the character and appearance of the site and the wider surrounding area. The proposal is therefore contrary to policies QD1, QD2, and QD3 of the Brighton and Hove Local Plan.

2) UNI2

The proposed car park and vehicular access would be in close proximity to 12 Gladys Road and 106 Boundary Road. Given the substantial car movements and activities generated by 7 car parking spaces the proposal would result in a significant noise impact on these adjacent properties, resulting in a loss of amenity. The proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2015/00234

107 Boundary Road Hove

Creation of car parking area to rear.

Applicant: Castlemist Finances Ltd

Officer: Jason Hawkes 292153

Refused on 18/06/15 DELEGATED

1) UNI

The proposed car parking would be in close proximity to 12 Gladys Road and 106 Boundary Road. The movements and activities generated by 7 car parking spaces would result in a significant and harmful noise impact on these adjacent properties, resulting in a loss of amenity for occupants of these properties. The proposal is therefore contrary to policy SU10 and QD27 of the Brighton & Hove Local Plan.

BH2015/00746

361-367 Old Shoreham Road Hove

Erection of single storey building in existing car park to create 2no units comprising dental surgery (D1) and education facility (D1), with associated relocation of recycling area and alterations to car parking.

Applicant: Sainsburys Supermarkets Ltd

Officer: Jason Hawkes 292153

Approved on 12/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

No development or other operations shall commence on site in connection with

the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement regarding protection of trees in the vicinity has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. All tree pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and policy CP8 of the Submission City Plan Part One.

4) UNI

The development hereby permitted shall not be brought into use until details of replacement fencing along the southern boundary have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and retained as such thereafter.

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

5) UNI

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

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

6) UNI

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

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the vitality of nearby local shopping centres and the amenities of the area in accordance with policies SR2, SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	CHQ.13.10651 -PL01	-	4th March 2015
Existing Site Plan	CHQ.13.10651 -PL02	-	4th March 2015
Proposed Site Plan	CHQ.13.10651 -PL16	-	4th March 2015
Existing & Proposed Detailed Site Plan	CHQ.13.10651 -PL17	-	4th March 2015
Proposed Elevations	CHQ.13.10651 -PL18	-	4th March 2015
Proposed Site Plan (Non Store Extension)	CHQ.13.10651 -PL19	-	4th March 2015
Existing & Proposed Detail Plan (Non extension)	CHQ.13.10651 -PL20	A	5th May 2015
Proposed Building Plan	CHQ.13.10651 -PL21	-	23rd March 2015

8) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

a) samples of all cladding to be used, including details of their treatment to protect against weathering

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 & QD2 of the Brighton & Hove Local Plan.

BH2015/00854

196 Hangleton Valley Drive Hove

Erection of single storey conservatory extension to rear.

Applicant: Mr Walsh

Officer: Christopher Wright 292097

Approved on 22/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The northerly facing flank elevation of the development hereby permitted shall be constructed of solid panels and shall not incorporate any clear glazing or windows. The development shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			11 Mar 2015
Block Plan	107400		11 Mar 2015
Existing Plan and Elevations	099/85227	Page 1 of 2	11 Mar 2015
Proposed Plan and Elevations	099/85227	Page 2 of 2	11 Mar 2015

BH2015/01224

264 Hangleton Road Hove

Removal of existing garage/shed and erection of single storey rear extension.

Applicant: Mr Naashat Abdelmassih

Officer: Luke Austin 294495

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			08/04/2015
Existing & Proposed Plans	A1	Rev G	08/04/2015

BH2015/01483

20 Elm Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.95m, for which the maximum height would be 3.95m, and for which the height of the eaves would be 2.95m.

Applicant: Mrs Susan Loxley

Officer: Astrid Fisher 292337

Prior approval not required on 08/06/15 DELEGATED

BH2015/01550

66 Hangleton Valley Drive Hove

Erection of single storey side extension incorporating conversion of existing garage to habitable accommodation.

Applicant: Mr Grover

Officer: Astrid Fisher 292337

Approved on 23/06/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			28th April 2015
Block Plan			28th April 2015
Existing Elevations	SB/14/298/1		28th April 2015
Proposed Elevations	SB/14/298/2		28th April 2015

BH2015/01626

24 Egmont Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.15m, and for which the height of the eaves would be 2.24m.

Applicant: Ms Rebecca Rork

Officer: Astrid Fisher 292337

Prior approval not required on 18/06/15 DELEGATED

NORTH PORTSLADE

BH2014/04148

Mile Oak Inn Mile Oak Road Portslade

Erection of single side extension and erection of single storey retail unit (A1) adjoining existing public house (A4).

Applicant: Punch Partnerships (PTL) Ltd

Officer: Clare Simpson 292321

Refused on 05/06/15 DELEGATED

1) UNI

The proposed development, by virtue of its design, excessive footprint, positioning and extensive flank elevation fronting on to Oakdene Crescent is considered to represent an overdevelopment of the site. The building would appear crammed-in as it fails to take in to account building lines, plot and building sizes and the spaces between buildings which characterise the area. Furthermore the new development would present a largely inactive frontage to Oakdene Crescent to the detriment of the visual amenity of the area. The proposal is contrary to policy QD1, QD2 and QD3 of the Brighton and Hove Local Plan

2) UNI2

The proposed development, including storage area and external refuse yard would be located close to the neighbouring boundary with no.1 Oakdene Crescent. Given the proximity of the development to this boundary and the intensive use of the site proposed, it is considered that the development would

significantly impact on the occupier's enjoyment of their house by reason of increased noise and disturbance. The development is considered contrary to policy QD27 of the Brighton and Hove Local Plan.

3) UNI3

The lack of an assessment of parking accumulation from both the existing pub and proposed retail use, together with the fact that no on-street parking survey has been undertaken, has meant that the applicant has failed to demonstrate that the proposed development will not have a material negative impact upon road safety and parking amenity in the local area. The proposals have therefore failed to demonstrate compliance with policies TR1, TR7 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The application, in the absence of detailed measures to promote and encourage sustainable transport and provide a legal obligation for highway improvements, fails to provide for the travel demand it creates. As such, the proposal is contrary to policies TR1, TR8 and QD28 of the Brighton & Hove Local Plan.

BH2015/01231

319 Mile Oak Road Portslade

Demolition of existing building and erection of two storey, three bedroom dwelling (C3).

Applicant: Ms Sue Gleeson

Officer: Clare Simpson 292321

Approved on 04/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and policy CP8 of the Submission City Plan Part One.

5) UNI

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

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

6) UNI

No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all other materials to be used externally

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

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

7) UNI

Prior to first occupation of the development hereby permitted a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of the development and shall thereafter be retained at all times.

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

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and site plan	01	B	9/4/2015
Existing ZARA survey	02		9/4/2015
Existing ZARA survey	03		9/4/2015
Existing plan	04		9/4/2015
Existing ZARA section AA	05		9/4/2015
Existing ZARA streetscene	06		9/4/2015
Proposed ground floor plan	20		9/4/2015
Proposed first floor plan	21		9/4/2015
Proposed street scene	22		9/4/2015
Proposed side elevation	23		9/4/2015
Proposed rear elevation	24		9/4/2015
Proposed section AA	25		9/4/2015

9) UNI

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

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

BH2015/01466

21 Stonery Close Portslade

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mrs Parveen Akhter

Officer: Astrid Fisher 292337

Approved on 19/06/15 DELEGATED

SOUTH PORTSLADE

BH2015/01329

31 Shelldale Avenue Portslade

Certificate of lawfulness for proposed erection of single storey rear extension and loft conversion incorporating hip to gable roof extension, creation of rear dormer and insertion of 3no rooflights to front. Insertion of window to side elevation.

Applicant: Mrs Nilufar Begum

Officer: Astrid Fisher 292337

Approved on 18/06/15 DELEGATED

BH2015/01493

1 Sharpthorne Crescent Portslade

Removal of existing conservatory and erection of part one, part two storey extension to rear and creation of pitched roof over existing garage.

Applicant: Mr J Thorpe

Officer: Helen Hobbs 293335

Refused on 24/06/15 DELEGATED

1) UNI

The two storey rear extension, by reason of its siting, design, height design and massing, would have a discordant and unsympathetic relationship to the form and character of the host building, to the detriment of the character and appearance of the existing property and the surrounding area. As such the proposal is contrary to the requirements and objectives of policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2015/01563

17 Shelldale Crescent Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.9m.

Applicant: Abujaleh Ahmed

Officer: Clare Simpson 292321

Prior approval not required on 16/06/15 DELEGATED

BH2015/01566

The Cottage Easthill Park Portslade

Erection of two storey side and single storey rear extensions.

Applicant: H Smith

Officer: Liz Arnold 291709

Approved on 24/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall take place until a sample panel of flintwork has been constructed on site, inspected and approved in writing by the Local Planning Authority. Works shall be carried out to match the approved sample panel and shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	29th April 2015
Block Plan	-	-	29th April 2015
Existing and Proposed Plans	HS/001	-	29th April 2015
Existing and Proposed Elevations	HS/001	Rev. A	5th June 2015

5) UNI

The render work, brick quoining and roof slates 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.

BH2015/01857

1 Wellington Road Portslade

Non Material Amendment to BH2013/02047 for the omission of the basement.

Applicant: Beaufort Developments Southern Ltd

Officer: Christopher Wright 292097

Approved on 10/06/15 DELEGATED

HOVE PARK

BH2014/04046

142 Woodland Drive Hove

Erection of part single, part two storey rear extension with associated external alterations. Creation of dormers to both sides and rear elevations. Insertion of sun tubes to roof and rooflights to side elevation and alterations to fenestration.

Applicant: Dr Atul Sinha

Officer: Christopher Wright 292097

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

Access to the flat roof over the extension hereby approved shall be for

maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed on the external elevations of the extensions hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

The first floor level window and dormer window on the north facing flank elevation of the extension 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 shall be retained as such thereafter.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Location Plan and Site Plan	156 PL SD 001		1 Dec 2014
Proposed Location Plan and Site Plan	156 PL SK 001		1 Dec 2014
Existing Ground Floor Plan	156 PL SD 002		1 Dec 2014
Proposed Ground Floor Plan	156 PL SK 002		1 Dec 2014
Existing First Floor Plan	156 PL SD 003		1 Dec 2014
Proposed First Floor Plan	156 PL SK 003		1 Dec 2014
Proposed Loft Plan	156 PL SK 004		1 Dec 2014
Existing Roof Plan	156 PL SD 005		1 Dec 2014
Proposed Roof Plan	156 PL SK 005		1 Dec 2014
Existing Front Elevation (East)	156 PL SD 006		1 Dec 2014
Proposed Front Elevation (East)	156 PL SK 006		1 Dec 2014
Existing Rear Elevation (West)	156 PL SD 007		1 Dec 2014
Proposed Rear Elevation (West)	156 PL SK 007		1 Dec 2014
Existing Side Elevation (South)	156 PL SD 008		1 Dec 2014
Proposed Side Elevation	156 PL SK 008		1 Dec 2014

(South)					
Existing Side Elevation (North)	156	PL	SD	009	29 May 2015
Proposed Side Elevation (North)	156	PL	SK	009	1 Dec 2014
Existing Section A-A	156	PL	SD	010	1 Dec 2014
Proposed Section A-A	156	PL	SK	010	1 Dec 2014
Proposed Section B-B	156	PL	SK	011	1 Dec 2014
Existing Site Context - Site Plan	156	PL	SK	012	1 Dec 2014
Proposed Site Context - Site Plan	156	PL	SK	012	1 Dec 2014
Existing Rear Site Context Elevation Section A-A & Section C-C	156	PLSD		013	1 Dec 2014
Proposed Rear Site Context Elevation Section A-A & Section C-C	156	PLSK		013	1 Dec 2014
Existing Site Context - Front Elevation Site Context - Side Elevations	156	PLSD		014	1 Dec 2014
Proposed Site Context - Front Elevation Site Context - Side Elevations	156	PLSK		014	1 Dec 2014
Existing Tree Layout Plan	156	PL	SK	200	1

6) UNI

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

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

BH2015/00388

7 Hove Park Gardens Hove

Erection of two storey front extension, hip to gable extensions to side roofslopes and insertion of front and rear rooflights.

Applicant: Mr Gavin Langley

Officer: Jonathan Puplett 292525

Approved on 12/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

All first floor side facing windows hereby approved 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 shall be permanently retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN AND BLOCK PLAN	(10) 00	B	23/04/2015
PROPOSED SITE PLAN	(11) 00	C	23/04/2015
EXISTING GROUND FLOOR PLAN	(20) 00	A	23/04/2015
EXISTING FIRST FLOOR PLAN	(20) 01	A	23/04/2015
EXISTING ROOF PLAN	(20) 02	A	23/04/2015
PROPOSED FLOOR PLAN	(21) 00	D	23/04/2015
PROPOSED FLOOR PLAN	(21) 01	D	23/04/2015
PROPOSED FLOOR PLAN	(21) 02	C	23/04/2015
EXISTING ELEVATIONS	(30) 00	A	23/04/2015
EXISTING ELEVATIONS	(30) 01	A	27/04/2015
PROPOSED ELEVATIONS	(31) 00	D	01/05/2015
PROPOSED ELEVATIONS	(31) 01	D	27/04/2015

BH2015/00450

12 Mallory Road Hove

Application for approval of details reserved by conditions 12, 13, 15, 16 and 17 of application BH2014/01015.

Applicant: Mr & Mrs Matthew Ansell

Officer: Paul Earp 292454

Approved on 15/06/15 DELEGATED

BH2015/00627

53 Hove Park Road Hove

Application for Approval of Details Reserved by Conditions 7, 8, 9, 10 and 11 of application BH2014/02515.

Applicant: Ms Cave

Officer: Christopher Wright 292097

Split Decision on 11/06/15 DELEGATED

BH2015/00639

7 Woodland Drive Hove

Certificate of lawfulness for proposed erection of outbuilding, creation of hard standing, removal of wall and insertion of timber gate to rear of property.

Applicant: Mr & Mrs Regan

Officer: Jason Hawkes 292153

Refused on 04/06/15 DELEGATED

BH2015/00776

3 Kelly Road Hove

Re-modelling of existing property incorporating an open entrance porch, roof extensions, raising of ridge height, two storey rear and side extensions and associated alterations. (Part retrospective)

Applicant: Ms C King

Officer: Christopher Wright 292097

Approved on 16/06/15 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan and Block Plan	01	A	5 Mar 2015
Existing Ground Floor Plan	01		5 Mar 2015
Existing First Floor Plan	02		5 Mar 2015
Existing Roof Plan	03		5 Mar 2015
Existing Front Elevation	04		5 Mar 2015
Existing Rear Elevation	05		5 Mar 2015
Existing North Side Elevation	06		5 Mar 2015
Existing South Side Elevation	07		5 Mar 2015
Existing Typical Section	08		5 Mar 2015
Proposed Ground Floor Plan	09	A	5 Mar 2015
Proposed First Floor Plan	10	A	28 May 2015
Proposed Second Floor Plan	11	A	5 Mar 2015
Proposed Roof Plan	12	A	5 Mar 2015
Proposed Front Elevation	13	A	5 Mar 2015
Proposed Rear Elevation	14	A	5 Mar 2015
Proposed North Side Elevation	15	A	5 Mar 2015
Proposed South Side Elevation	16	A	5 Mar 2015
Proposed Front Typical Section	17	A	5 Mar 2015
Proposed Typical Long Section	18	A	5 Mar 2015
Proposed Rear Typical Section	19	A	5 Mar 2015

2) UNI

The development shall be implemented in accordance with the samples of the materials previously approved under application BH2014/01847, to which the decision notice dated 4 August 2014 refers. Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The first floor level window on the south facing 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 property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2015/00842

274 Old Shoreham Road Hove

Application for Approval of Details Reserved by Conditions 13 and 14(i) of application BH2011/03791.

Applicant: Metric Property (Hove) Ltd

Officer: Helen Hobbs 293335

Approved on 15/06/15 DELEGATED

BH2015/00988**43 Dyke Road Avenue Hove**

Application for variation of condition 2 of application BH2013/03581 (Demolition of existing garages, conservatory and lean-to extensions and erection of two storey side extension, single storey side extension, detached garage in front garden and conservatory to rear, roof alterations with other associated external alterations) to permit material alterations including changes to fenestration.

Applicant: Mr & Mrs Harris

Officer: Christopher Wright 292097

Approved on 18/06/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before the expiration of 13 December 2016.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	A01		18/10/2013
Block Plan	A02		18/10/2013
Existing ground floor plan	A03		18/10/2013
Existing First floor Plan	A04		18/10/2013
Existing Second Floor Plan	A05		18/10/2013
Existing Roof Plan	A06		18/10/2013
Existing East Elevation	A07		18/10/2013
Existing West Elevation	A08		18/10/2013
Existing North Elevation	A09		18/10/2013
Existing South Elevation	A10		18/10/2013
Proposed Site Plan	D01		18/10/2013
Proposed Ground Floor Plan	D02		18/10/2013
Proposed First Floor Plan	D03		18/10/2013
Proposed Second Floor Plan	D04		18/10/2013
Proposed Roof Plan	D05		18/10/2013
Proposed East Elevation (Street)	D10		18/10/2013
Proposed North and East Elevations	Y070-G-008		19/03/2015
Proposed South and West Elevations	Y070-G-009		19/03/2015
Garage Details	Y070 G 010		19/03/2015

3) UNI

The development shall be carried out in accordance with the programme of archaeological work and Written Scheme of Archaeological Investigation approved under application BH2014/00404 on 10 April 2014.

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

4) UNI

The development shall be carried out in accordance with the samples of materials

(including colour of render, paintwork and colourwash) approved under application BH2014/00404 on 10 April 2014.

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

5) UNI

The development shall be carried out in accordance with the tree protection details approved under application BH2014/01210 on 27 May 2014. No development or other operations shall take place except in complete accordance with the approved protection scheme.

Reason: To protect the character of the areas to comply with policies QD16 and HE6 of the Brighton and Hove Local Plan.

6) UNI

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

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

BH2015/01083

14 Sandringham Close Hove

Erection of single storey side and rear extension, demolition of rear garage and associated alterations.

Applicant: Mr John Cramer

Officer: Luke Austin 294495

Approved on 08/06/15 COMMITTEE

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing Block Plan, Location Plan, Elevations and Plans	-	-	26/03/15
As Proposed Block Plan, Location Plans, Elevations and Plans	-	-	26/03/15

BH2015/01129

8 Mallory Road Hove

Erection of single storey rear extension, rear conservatory and raised decking.

Applicant: Mr Carlos Enrech

Officer: Christopher Wright 292097

Approved on 17/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The overall height of the glazed structure shall not exceed 3m in relation to the internal ground floor level of the existing house.

Reason: For the avoidance of doubt and in order to comply with drawing no. ADC647/01 Revision B and policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI

The northerly facing flank elevation of the glazed structure hereby permitted shall be obscure glazed and non-opening and shall thereafter be permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			22 Apr 2015
Block Plan			30 Mar 2015
Survey of Existing - Elevations	2		22 Apr 2015
Survey of Existing - Floor Plans	1		22 Apr 2015
Proposed Plans	ADC647/01	B	22 Apr 2015
Block Plan			9 Jun 2015
Side Elevation			9

5) UNI

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

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

BH2015/01144

80 Nevill Avenue Hove

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

Applicant: Mr & Mrs Tony & Julia McKernan

Officer: Christopher Wright 292097

Approved on 17/06/15 DELEGATED

BH2015/01235

Units 3 & 4 Clarks Industrial Site Newtown Road Hove

Change of use of units 3 and 4 from storage and distribution (B8) to light industrial (B1) and storage and distribution (B8) with associated external works including installation of roller shutters to West elevation, alterations to fenestration

and parking layout.

Applicant: Coal Pension Fund
Officer: Sonia Gillam 292265
Approved on 05/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Prior to the installation of any new roller shutter doors, details of their colour shall be submitted and approved in writing by the Local Planning Authority. All roller shutter doors shall be carried out fully in accordance with the approved details prior to first occupation of the unit to which the roller shutter relates to.

Reason: In order to ensure an appropriate finish to the roller shutter doors in the interests of visual amenity and to comply with policy QD14 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the submitted plans, prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

5) UNI

Notwithstanding the submitted plans, prior to first occupation of the development hereby permitted, details of disabled car parking provision for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plan	001	A	06/05/2015
Existing mezzanine floor plan	001.2	A	06/05/2015
Proposed floor plan	002	A	06/05/2015
Proposed mezzanine floor plan	002.2	A	06/05/2015
Existing elevations	003	A	06/05/2015

Proposed elevations	004	A	06/05/2015
Existing elevations	005	A	06/05/2015
Proposed elevations	006	A	06/05/2015
Existing roof plan	007		09/04/2015
Site location plan	008		09/04/2015
Existing site plan	009		09/04/2015
Proposed parking plan	010		09/04/2015

7) UNI

The development hereby approved shall not be commenced until details of a segregated pedestrian access points near to the existing vehicular entrance, including a delineated footpath directing pedestrians to the nearest appropriate main entrance in each of the units, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to commencement of the development.

Reason: To provide for the demand for travel the site is creating including a safe, direct route for walking and to comply with Policy TR1, TR7 & TR8 of the Brighton & Hove Local Plan.

BH2015/01432

Land Rear of 6 Kelly Road Hove

Application for Approval of Details Reserved by Conditions 3, 4 and 8 of application BH2012/02307.

Applicant: Eman Barakat

Officer: Liz Arnold 291709

Approved on 16/06/15 DELEGATED

BH2015/01516

63 King George VI Drive Hove

Erection of single storey extension to side of existing rear extension, with demolition of existing garage/utility room and associated alterations.

Applicant: Mrs Susan Stockwell

Officer: Astrid Fisher 292337

Approved on 19/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			24th April 2015
Existing and Proposed Floor Plans and Elevations	PN01		24th April 2015

BH2015/01612**64 Mill Drive Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.25m, and for which the height of the eaves would be 3m.

Applicant: Mr & Mrs Duffy

Officer: Clare Simpson 292321

Prior approval not required on 12/06/15 DELEGATED

BH2015/01617**9 Queen Victoria Avenue Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 3m.

Applicant: Gareth Rees

Officer: Astrid Fisher 292337

Prior approval not required on 16/06/15 DELEGATED

BH2015/01660**7 Sandringham Close Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.

Applicant: Mrs Claire Russell

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 18/06/15 DELEGATED

1) UNI

The enlarged part of the dwellinghouse would be within 2 metres of the boundary and the height of the eaves of the enlarged part would exceed 3 metres. The development would not therefore be permitted by Schedule 2, Part 1, Class A (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

BH2015/01922**215 Nevill Road Hove**

Non Material Amendment to BH2014/01552 to change of materials

Applicant: Bowles Building Co

Officer: Jason Hawkes 292153

Refused on 18/06/15 DELEGATED

1) UNI

1. The proposed revisions to alter the appearance of the dwelling approved under application ref: BH2015/01552 is considered material and warrants the submission of a further application for planning permission.

Informatives:

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

Plan Type	Reference	Version	Date Received
Location Plan	847/05	A	27th May 2015
Proposed Plans	847/01	B	27th May 2015
Elevations	847/02	B	27th May 2015

WESTBOURNE

BH2015/00283

Flat 1 40 Lawrence Road Hove

Replacement double glazed timber window to ground floor front elevation.

Applicant: Luke MacGregor

Officer: Adrian Smith 290478

Approved on 11/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	16/04/2015
Existing and proposed elevations and proposed section.	-	00	20/01/2015

BH2015/00652

Flat B Marigold House 72 New Church Road Hove

Replacement of existing timber windows with UPVC.

Applicant: Mr Marc Blamire

Officer: Astrid Fisher 292337

Approved on 15/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The replacement windows hereby permitted shall match the glazing pattern, including transoms and mullions, of the existing windows.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the street, and to comply with policy QD14 of the Brighton and Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			25th February 2015
Window Details			25th February 2015
Photos			25th February 2015
Photos and Details			9th June 2015

BH2015/00737

119 Portland Road Hove

Removal of part of existing building to rear and demolition of existing garage and erection of 1no one bedroom bungalow and associated works.

Applicant: Mr Dhirajlal Lamba

Officer: Jason Hawkes 292153

Refused on 05/06/15 DELEGATED

1) UNI

The proposed dwelling, by virtue of its design, scale and siting, relates poorly to the adjacent properties, and to the host property, and would stand out in the street scene as an incongruous and unsympathetic addition. The proposed dwelling is considered an overdevelopment of the site and would be out of character with the existing residential development in the area. For this reason the development is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

The proposed dwelling, by virtue of its siting and bulk, would result in a significant loss of outlook, light and a heightened sense of enclosure to the residents of 117A Portland Road. The proposal would therefore lead to an unacceptable loss of amenity for occupants of this adjoining property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The living areas for the proposed dwelling would benefit from one north facing window which would provide inadequate natural light and outlook for future occupants of the unit. The proposal would result in an inappropriate standard of accommodation, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2015/00974

Ground Floor and First Floor 12 Wordsworth Street Hove

Insertion of 3no rooflights.

Applicant: Mr Joe Askew

Officer: Joanne Doyle 292198

Approved on 12/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan Existing & Proposed Floor Plans & Elevations	AS/01		17 Mar 2015

BH2015/01307**31 Pembroke Avenue Hove**

Replacement of existing UPVC and aluminium windows and doors with timber windows and doors to front elevation.

Applicant: Mr Anthony Cragg

Officer: Mark Thomas 292336

Approved on 04/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	9th April 2015
Annotated photograph	-	-	9th April 2015
Proposed front door elevation	-	-	9th April 2015
Proposed first floor door elevation	-	-	9th April 2015
Proposed bay window elevation	-	-	9th April 2015
Proposed window section	-	-	9th April 2015
Proposed door section	-	-	9th April 2015
Window/door schedule by 'Parsons Joinery'	-	-	9th April 2015

BH2015/01504**55 Sackville Gardens Hove**

Application for Approval of Details Reserved by Condition 5 of application BH2015/00206.

Applicant: Mrs Alex Lawson

Officer: Astrid Fisher 292337

Approved on 16/06/15 DELEGATED

BH2015/01608**55 Langdale Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.45m, for which the maximum height would be 2.995m, and for which the height of the eaves would be 2.614m.

Applicant: Mr Daniel Smyth

Officer: Allison Palmer 290493

Prior Approval is required and is refused on 12/06/15 DELEGATED

WISH**BH2014/04323****82 Boundary Road Hove**

Erection of single storey rear extension to facilitate creation of 1no two bedroom self-contained flat at first floor level.

Applicant: Location Property Investments Ltd

Officer: Helen Hobbs 293335

Refused on 18/06/15 DELEGATED

1) UNI

The proposed first floor rear extension, by virtue of its size and siting, would appear an incongruous and unsympathetic feature which poorly relates to the appearance of the existing building and which would create an overextended appearance. The extension would be highly visible from adjoining properties and would harm the visual amenities of the wider surrounding area. The proposal is therefore contrary to policies QD1 & QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed residential accommodation would benefit from only limited levels of natural light and outlook, leading to a sense of enclosure. The proposal would therefore provide a poor standard of accommodation and would fail to meet the likely needs of future occupants. This harm is considered to outweigh the benefit provided by the additional dwelling. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The siting and size of the first floor extension in close proximity to the adjacent building to the south and abutting an existing unit within no. 82 would result in a significant loss of light, outlook and increased sense of enclosure for occupants of these properties. The proposal would therefore result in a significant loss of amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2015/00691

Martello House 315 Portland Road Hove

External alterations to all elevations including to layout of doors and windows, installation of French doors, balconies and new entrance door and other associated works in association with prior approval application BH2015/00278 for change of use from offices (B1) to residential (C3) to form 28no units.

Applicant: Mr David Martin on behalf of Rampart Capital Principal Investments 2

Officer: Christopher Wright 292097

Approved on 19/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not take place until a noise assessment, which identifies existing noise sources / levels and sets out mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall be carried out in accordance with the agreed assessment at such time as the approved development is implemented. The mitigation measures shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			27 Feb 2015
Existing Floor Plans	001		27 Feb 2015
Existing Elevations	002		27 Feb 2015
Proposed Lower Ground Floor Plan	101	A	27 Feb 2015
Proposed Ground Floor Plan	102	D	27 Feb 2015
Proposed First Floor Plan	103	C	27 Feb 2015
Proposed Second Floor Plans	104	C	27 Feb 2015
Proposed Site Plan	106		27 Feb 2015
Proposed Ground Floor Indicating Parking Layout	110		27 Feb 2015
Proposed East and West Coloured Elevations	201	B	27 Feb 2015
Proposed North and South Coloured Elevations	202	B	27 Feb 2015
Proposed East and West Elevations	203	B	27 Feb 2015
Proposed North and South Elevations	204	B	27 Feb 2015

BH2015/00807

17 Park Avenue Hove

Erection of a single storey rear extension.

Applicant: Mrs Charlotte Gravestock

Officer: Paul Earp 292454

Approved on 08/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	CH 661/1		9 March 2015
Existing Plans	CH 661/2		9 March 2015
Existing Elevations	CH 661/3		9 March 2015
Existing Sections	CH 661/4		9 March 2015
Proposed Plans	CH 661/5		9 March 2015
Proposed Elevations	CH 661/6		9 March 2015
Proposed Sections	CH 661/7		9 March 2015

BH2015/01122

13 Berriedale Avenue Hove

Loft conversion to create 1no studio flat (C3) including rear hip to gable roof extension and side rooflights.

Applicant: Mr Ashley Bennett

Officer: Liz Arnold 291709

Approved on 15/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not be occupied until the sustainability measures [floor insulation, roof insulation, improved glazing, boiler upgrade, and improved insulation of all CH and HW piping and cylinders] detailed within the Sustainability Checklist received on the 20th March 2015 have been fully implemented, and such measures shall thereafter be retained as such.

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

3) UNI

Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	A01		30/03/2015
Existing Plans	A02		30/03/2015
Existing Elevations	A03		30/03/2015
Proposed Plans	D01		30/03/2015
Proposed Elevations	D02		30/03/2015

5) UNI

Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have 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.

BH2015/01234**11 Boundary Road Hove**

Prior approval for change of use from retail (A1) to residential (C3) to create 1no studio flat.

Applicant: Harbour View Developments Ltd

Officer: Allison Palmer 290493

Prior Approval is required and is approved on 05/06/15 DELEGATED

BH2015/01420**124 New Church Road Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2014/02494

Applicant: New Church Road Investments Ltd

Officer: Jason Hawkes 292153

Approved on 12/06/15 DELEGATED

BH2015/01489**14 Portland Avenue Hove**

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

Applicant: Mr & Mrs Wingate

Officer: Robin Hodgetts 292366

Approved on 19/06/15 DELEGATED

1) BH01.01

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

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

2) UNI

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwelling.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows other than those shown on drawing 12.12.01/11B shall be installed in the elevations of the extension hereby permitted.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			27/04/15
Block plan			27/04/15
Existing plans and elevations	12.12.01/3		27/04/15
Proposed plans and elevations	12.12.01/11	B	27/04/15

BH2015/01673

1 Rothbury Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.995m, and for which the height of the eaves would be 2.855m.

Applicant: Mrs Claire Brown

Officer: Astrid Fisher 292337

Prior approval not required on 19/06/15 DELEGATED

BH2015/01701

332 Kingsway Hove

Non Material Amendment to BH2011/03300 to allow changes to internal layout to units and inclusion of a passenger lift.

Applicant: Weatherstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 16/06/15 DELEGATED

BH2015/01731

34 Grange Road Hove

Prior approval for the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 5.354m, for which the maximum height would be 3.267m, and for which the height of the eaves would be 2.522m.

Applicant: Catherine Castillo

Officer: Guy Everest 293334

Prior Approval is required and is refused on 23/06/15 DELEGATED

Withdrawn Applications

