

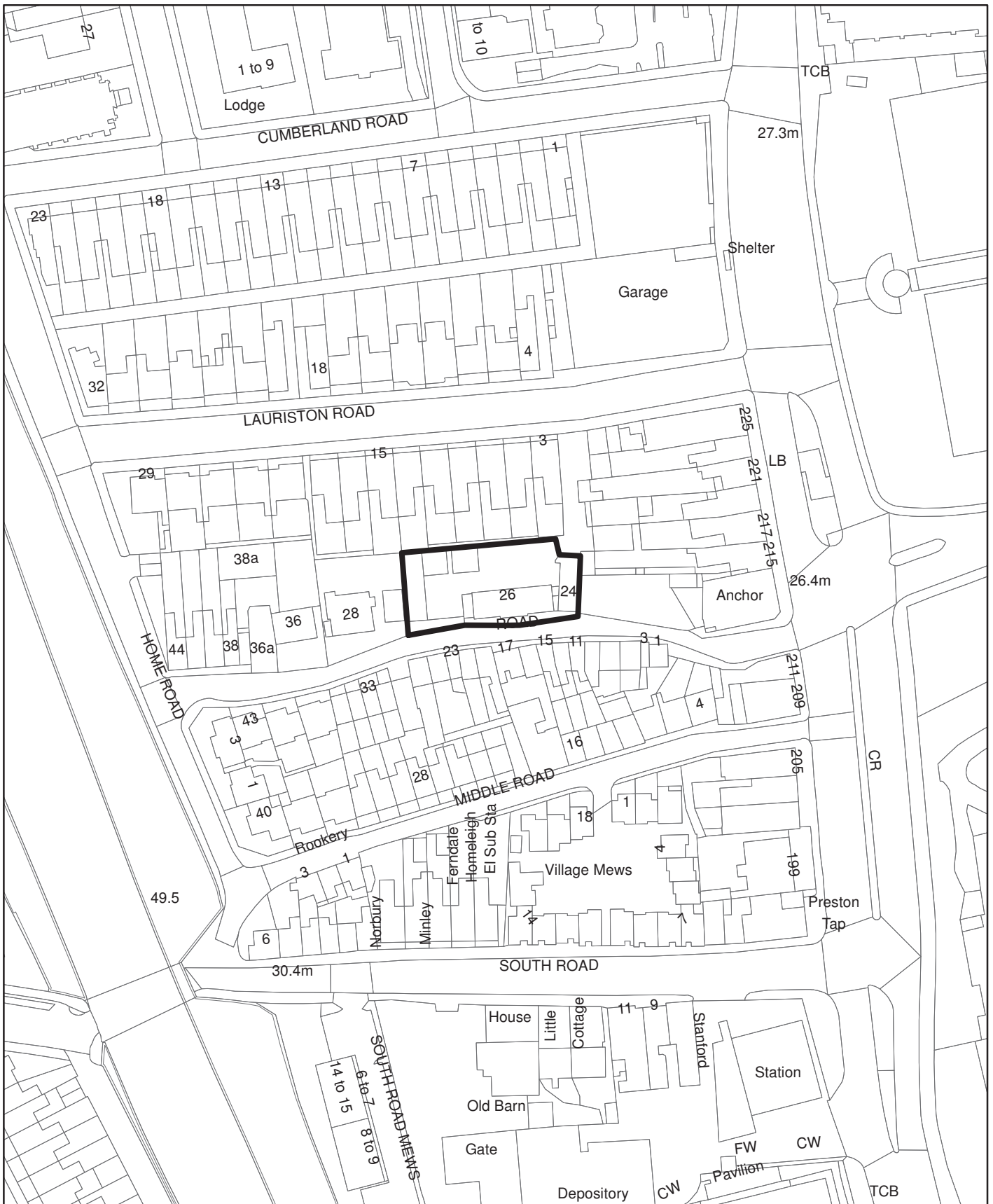
ITEM A

Media House, 26 North Road, Brighton

BH2015/00544
Full planning

7 OCTOBER 2015

BH2015/00544 Media House, 26 North Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/00544	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Media House 26 North Road Brighton		
<u>Proposal:</u>	Alterations to main building to facilitate the conversion from office/general industrial (B1/B2) to form 3no. residential dwellings (C3). Extension to secondary building (The Coach House) to provide additional office space (B1), revised fenestration and associated works.		
<u>Officer:</u>	Helen Hobbs Tel 293335	<u>Valid Date:</u>	04 March 2015
<u>Con Area:</u>	Preston Village	<u>Expiry Date:</u>	29 April 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Dowsettmayhew Planning Partnership, Pelham House, 25 Pelham Square, Brighton BN1 4ET		
<u>Applicant:</u>	Stonechris Properties Ltd, C/O Dowsettmayhew Planning Partnership Pelham House, 25 Pelham Square, Brighton BN1 4ET		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site consists of three buildings. The main building being a vacant three storey building comprising of a print workshop at ground floor and offices at first and second floor. To the west of the main building is a two storey workshop/store building. To the east of the main building is Mission Hall, connected by an internal link extension. This building is currently in use as residential and no changes are proposed to this part of the site. There is car parking to the rear of the building.
- 2.2 The site is located within the Preston Village Conservation Area.

3 RELEVANT HISTORY

BH2014/03962 Prior approval of first and second floors for change of use from offices (B1) to form 2no self contained units (C3). Prior Approval is required and approved 23/01/2015.

BH2014/03166 Prior approval for change of use of the Coach House and first and second floors of Media House from offices (B1) to residential (C3) to form 3no residential units. Withdrawn 13/11/2014.

BH2013/03086 Prior approval for change of use from offices (B1) to residential (C3). Withdrawn 29/10/2013.

BH2006/00128 Two new paper stores, new gate and pillars and tarmac surfacing (part retrospective). Approved 15/02/2006.

BH2005/01311/FP Erection of two single storey paper stores. Provision of new timber trellis to rear wall and erection of new gate, pillars and tarmac surfacing fronting North Road. (Resubmission of Refused application BH2004/03280/FP) (Part Retrospective). Withdrawn 12/07/2005.

BH2004/03280/FP Erection of two new single storey paper stores. Provision of new timber trellis to rear wall and erection of new gates fronting North Road. Refused 04/02/2005.

93/1029/FP Continuation of use of Nos 24 and 26 for light industrial purposes with extended hours of operation: 0730 to 1900 hours Monday to Friday and 0730 to 1200 hours on Saturday. Approved 01/02/1994.

93/0737/FP Continuation of use of 24 and 26 for light industrial purposes with extended hours of operation: 0700 to 2000 hours Monday to Friday: 0700 to 1200 Saturday. (Variation to 93/0022/FP). Refused 02/11/1993.

93/0023/CA Continued use of ground floor of 26 North Road for light industrial purposes, demolition of wall to form vehicular access. 6 parking spaces at rear of 215 Preston Road and installation of new gates. Approved 27/04/1993.

93/0022/FP Continued use of ground floor of 26 North Road for light industrial purposes, demolition of wall to form vehicular access. 6 parking spaces at rear of 215 Preston Road and installation of new gates. Approved 27/04/1993.

4 THE APPLICATION

- 4.1 Planning permission is sought for the conversion of the main building from office/general industrial (B1/B2) to form 3 no. residential dwellings (C3) including associated external alterations. The secondary building (The Coach House) would be extended to provide additional office space (B1), including associated external alterations.
- 4.2 Amendments have been made during the course of the application which removed the proposed side extension to the main building and reduced the number of proposed dwellings from 4 to 3.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** Sixteen (16) letters of representation have been received from **3 Barclay Cottages North Road, 7 North Road, 17A North Road, 19 North Road, 21 North Road, 25 North Road, 27 North Road, 28 North Road, 33 North Road, 44 North Road, 11 Lauriston Road x2, 13 Lauriston Road x2, 9B Woodside Avenue and 37 Surrenden Park** objecting the application for the following reasons:
- Increase in car parking
 - Lack of car parking provision for the development
 - Proposed extensions would affect views
 - Overlooking
 - Loss of privacy
 - Overshadowing
 - Out of character with conservation area
 - Contrary to policy
 - Loss of light

- Increase in refuse
- Narrow access route
- Increase disturbance
- The coach house would become a dwelling and not an office as shown on plans
- Increase in noise
- Unclear on the type of business used by the office
- Impact on the existing drainage

5.2 **Preston and Patcham Society** welcome the application and provide the following comments;

- Provides much needed housing
- A simple conversion
- Like the introduction of gardens at the back and the way the small officer has been slotted in at the side

5.3 **Cllr Ken Norman** objects (email attached).

5.4 **Conservation Advisory Group:** No comment.

Internal:

5.5 **Heritage:** Comment

This application is seeking planning permission for extensions and alterations to the main building to facilitate the conversion from office/general industrial (B1/B2) to form 4no. residential dwellings (C3) and an extension to the secondary building (The Coach House) to provide additional office space (B1) including revised fenestration and associated works.

5.6 In accordance with paragraph 128 of the Framework, applicants should set out the significance of any heritage asset affected by proposed development and explain what impact the development would have on that significance. Unfortunately, the supporting information is not considered to inform the proposed development contrary to the Framework.

5.7 Notwithstanding the lack of the aforementioned statement of significance, the proposal to introduce residential use to the site is considered fluent with the immediate context which is predominantly residential; and the amended development proposal is now considered to be acceptable in principle.

5.8 The front modern block with two storeys and mansard is a regrettable development which is discordant with the setting and therefore, an incongruous addition to the conservation area. With this in mind, the latest proposal which has omitted the previously proposed extension, but which includes modest improvements to the design of the terrace such as better proportioned and detailed fenestration, is considered appropriate.

5.9 The modern block is an unduly prominent building along the street frontage and whilst it is highly desirable for the later block -which is considered to be of no historic or architectural merit- to be replaced with a more sympathetic

development it is appreciated that the proposal includes reasonable improvements to the design of the building exterior.

- 5.10 The proposed single storey extension to the coach house building is considered to be acceptable in principle. The extension would be a subordinate addition to the building which would preserve the historic scale and form of the utilitarian building.
- 5.11 **Environmental Health: Comment.**
This site has had a long history of use from approximately 1910. The rear area has been used as a Builders Yard and there was also an Engineers and Founders in 1902, located adjacent to the site.
- 5.12 Recently, the main building has been used for commercial activities including as a print works. Therefore, overall there is the potential that localised land contamination may have occurred on site.
- 5.13 It is noted that this site, or part of this site have been the subject of several past prior approval applications as outlined in the design and access statement. Additionally, that a contaminated land report has previously been submitted for one of the plans but is not present on the planning register.
- 5.14 The applicants should note that if these plans are different to those that were previously submitted then the contaminated land report may need to be reviewed. This is because such assessments are focussed on the end use and the locations of sensitive receptors.
- 5.15 **Planning Policy: Comment.**
Marketing evidence has not been provided to demonstrate that the employment floorspace to be lost is genuinely redundant in line with the requirements of Local Plan Policy EM3 and Submission City Plan Policy CP3. However, given that the proposed scheme is in conformity with the Government's intention to allow premises in B1 office use to change to C3 residential use, and would result in a preferential outcome to an alternative scheme already given prior approval (BH2014/03962), marketing evidence to demonstrate that the existing employment floorspace that will be lost is genuinely redundant is not required in this instance. The provision of two additional housing units above the level agreed through the existing prior approval is welcomed.
- 5.16 **Sustainable Transport: Comment**
The Highway Authority has no objections to the proposed application subject to the inclusion of the necessary conditions on any permission granted.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD10	Shopfronts
QD14	Extensions and alterations
QD27	Protection of Amenity
EM4	New business and industrial uses on unidentified sites
SR5	Town and District shopping centres
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Supplementary Planning Documents:

SPD02	Shop Front Design
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SPD03 Construction & Demolition Waste

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development
CP3 Employment Land

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development; visual impact of the external alterations; impact on amenity; and sustainable transport considerations.
- 8.2 The scheme has been amended to reflect the initial concerns of the Heritage Officer. The footprint of the building is no longer being extended and as a result the number of proposed dwellings has been reduced from 4 to 3.
- 8.3 **Loss of Employment Floorspace**
Policy EM5 of the Local Plan states that permission will not be granted for the change of use of office premises to other purposes unless they are genuinely redundant, and Local Plan Policy EM3 requires that land in industrial use will not be released for other uses unless the site has been assessed and found to be unsuitable for modern employment needs. A number of issues are listed that are to be considered in determining whether the site is suitable for modern employment needs. Part 5 of Policy CP3 of the Submission City Plan has similar requirements to EM3, stating that “unallocated sites or premises in employment use will not be released to other uses unless the site of premises can be demonstrated to be both redundant and incapable of meeting the needs of modern employment uses.” Policy CP3 is considered to hold more weight than the Local Plan Policy.
- 8.4 The revised scheme would result in the loss of 310m² of B1 and 99 m² of B2 employment floorspace, although this would be partially offset by the creation of 157m² new B1 space, provided through the extension of the ‘Coach House’ building. The net effect is a loss of 252 m² employment floorspace. No evidence has been submitted to demonstrate that the floorspace to be lost is genuinely redundant.
- 8.5 The provision of increased B1 office space instead of B2 could result in increased employment density on the site, which can be seen to mitigate the overall loss of employment floorspace. The latest HCA/Offpat guidance on employment densities assumes the following average job provision:
- Offices: 1 job per 10.5m²
Industry: 1 job per 43m²
- 8.6 Using these ratios indicates a potential 15 jobs in the proposed new development compared to 36 jobs that could be provided by the premises in its current layout.
- 8.7 However, prior approval has recently been granted for change of use of the first and second floors of Media House from offices (B1) to form 2 no self contained

units (C3) (BH2014/03962). This is a material consideration in the determination of the application as should the application under consideration be refused, the prior approval could be implemented which would result in a loss of all the B1 employment floorspace currently on the first and second floors. The B2 floorspace on the ground floor would be retained under this prior approval, but as set out above, the job density would be likely to be significantly lower.

- 8.8 The scheme under consideration would result in a preferential outcome to the alternative scheme already given prior approval (BH2014/03962). This is because the number of residential units is increased and there is an increased provision of employment floorspace. Further, that floorspace is B1 rather than B2 with a consequent higher potential job density. In these circumstances, marketing evidence to demonstrate that the existing employment floorspace that will be lost is genuinely redundant is not required. It is therefore considered that the change of use from employment to residential is acceptable.
- 8.9 **Provision of Housing:**
The provision of one additional housing unit above the level agreed through the existing prior approval is welcomed. The total new provision of three family homes will make a small but useful contribution towards the city's significant unmet housing need. That the new dwellings are family homes of 3/4 bedrooms is particularly welcomed and is in line with the requirements of Local Plan Policy HO3 which seeks a mix of dwelling sizes that reflect the city's housing needs.
- 8.10 **Design:**
The existing main building is a modern two storey block with a further storey within the mansard roof. The building in its current form fails to respect the character of the street scene it sits within and the surrounding Preston Village Conservation Area. The existing Coach House, to the rear of the main building is a heritage asset and is considered to positively contribute to the historic development of the locality and to the character and appearance of the conservation area.
- 8.11 The external alterations to the main building include changes to the fenestration and the introduction of larger openings and doors at ground floor. Cladding would be introduced at first floor level.
- 8.12 The extension to the Coach House would be in the form of a single storey side extension measuring 5m by 5.8m.
- 8.13 The Heritage Officer states that the proposal to introduce residential use to the site is considered fluent with the immediate context which is predominantly residential; and the amended development proposal is now considered to be acceptable in principle.
- 8.14 The front of the modern block with two storeys and mansard is a regrettable development which is discordant with the setting and therefore, an incongruous addition to the conservation area. With this in mind, the latest proposal which has omitted the previously proposed extension, but which includes modest

improvements to the design of the terrace such as better proportioned and detailed fenestration, is considered appropriate.

- 8.15 The modern block is an unduly prominent building along the street frontage and whilst it is highly desirable for the later block -which is considered to be of no historic or architectural merit- to be replaced with a more sympathetic development it is appreciated that the proposal includes reasonable improvements to the design of the building exterior.
- 8.16 The proposed single storey extension to the coach house building is considered to be acceptable in principle. The extension would be a subordinate addition to the building which would preserve the historic scale and form of the utilitarian building.
- 8.17 The proposed works would not significantly harm the character and appearance of the existing property, street scene or the surrounding Conservation Area.
- 8.18 **Impact on Amenity:**
The use of the main building as three new residential dwellings would be in keeping with the uses of the adjoining properties and is unlikely to result in a significant impact in terms of noise, disturbance or loss of amenity.
- 8.19 A number of representations have been received from neighbours objecting to loss of light, overshadowing and overlooking. The footprint and scale of the building would remain unchanged and therefore it is unlikely that the proposal would result in an increased loss of light or overshadowing.
- 8.20 The proposed extension to the Coach House would be positioned in place of existing wooden stores. The extension would be screened by the existing boundary wall and is therefore unlikely to impact the residential properties which adjoin the northern boundary of the site.
- 8.21 With regards to overlooking, the back to back distance between the main building and adjoining properties to the rear is almost 40m. It is therefore considered that the change of use of the building and the minor alterations to the rear fenestration, are unlikely to cause significant overlooking or loss of privacy given this distance. To the front, whilst the properties are closer and the ground floor windows are being made larger, it is still considered that the existing outlook from the building would not be dissimilar, and therefore would not result in a significant increase in overlooking. Furthermore this relationship is common within the surrounding area. No side windows are proposed.
- 8.22 The alterations to the 'Coach House' will largely be screened by the rear boundary wall. The Juliet Balcony positioned on the side would mainly provide views across the rear car park and therefore would not result in significant overlooking.
- 8.23 **Land Contamination:**

The site has had a long history of use from approximately 1910. The rear area has been used as a Builders Yard and there was also an Engineers and Founders in 1902, located adjacent to the site.

- 8.24 The Environmental Health Officer has commented that given the previous uses of the site, if the proposal is recommended for approval, a full contaminated land condition to should be attached to the decision.
- 8.25 **Standard of Accommodation:**
The scheme results in the formation of three residential dwellings over three floors. The proposal would provide 2 no. 3 bed dwellings and 1 no. four bed dwelling. The proposed development would provide appropriate sized rooms with adequate light and outlook to all habitable rooms.
- 8.26 Policy HO5 requires the provision of private outdoor amenity space for residential development. The scheme includes a small garden at ground floor level. These outside areas are not ideal as they would have restricted light and outlook. However, due to the restrictions of the site, there is limited scope for the formation of any larger areas. The proposed areas would allow an outside area for the three houses which although limited would be usable. The scheme is therefore considered appropriate in relation to policy HO5, given its context.
- 8.27 Policy HO13 seeks a practical approach to Lifetime Homes criteria on conversions. There is no objection to the scheme.
- 8.28 **Sustainable Transport:**
Brighton and Hove Local Plan policy TR1 requires new development to address the related travel demand, and policy TR7 requires that new development does not compromise highway safety.
- 8.29 The Transport Manager has commented that the scheme is appropriate in respect of its demand for travel. The proposal would not increase trips significantly above existing levels and the scheme would not result in any highway safety issues.
- 8.30 It is not intended to amend the vehicular and pedestrian access arrangements. These will be retained as existing. The vehicular access is from Lauriston Road while pedestrian access is from North Road. While there isn't a footway directly outside the proposed properties on North Road the applicant intends to retain the existing wall at the back of carriageway. This provides an area of defensible space and enhances pedestrian safety for future occupiers and therefore the pedestrian access is considered to be acceptable.
- 8.31 The applicant is intending to provide 4 spaces for the residential units. This level of car parking provision is in line with the standards in SPG04 and the Highway Authority has no objections to this arrangement. The proposals are unlikely to result in significant levels of overspill car parking from the residential units. The site does benefit from being in a sustainable location a short walk away from London Road bus corridor and Preston Park station. Therefore travel by

sustainable modes is viable and the proposed level of car parking is considered to be acceptable.

- 8.32 SPG04 states that for a residential unit the minimum standard is 1 cycle parking space per residential unit plus 1 space per 3 dwellings for visitors. While for a B1 office use the minimum standard is 1 space per 200m². In order to be in line with Policy TR14 of the Brighton & Hove Local Plan 2005 cycle parking must be secure, convenient, well lit, well signed and wherever practical, sheltered. The Highway Authority's preference is for the use of Sheffield type stands spaced in line with the guidance contained within the Manual for Streets section 8.2.22. Further details of policy compliant cycle parking should be secured via condition.
- 8.33 The applicant is providing a store in the back garden of each property and 4 cycle spaces for the office in the courtyard. Further details as to the nature of the cycle parking should be secured via condition to ensure that they are policy compliant.
- 8.34 **Sustainability:**
Policy SU2 requires development demonstrates a high standard of efficiency in the use of energy, water and materials. In accordance with SPD08, a Sustainability Checklist has also been submitted with the application outlining sustainability measures.
- 8.35 Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require, as best practice, a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme. A suitable Waste Minimisation Statement has been submitted with the scheme.

9 CONCLUSION

- 9.1 The loss of office is considered acceptable in this instance and significant weight is given to the previously approved prior approval application (BH2014/03962) which allows the conversion of the first and second floors to residential. The development would create an acceptable standard of accommodation for future residents. The proposed use and external alterations would enhance the character and appearance of the building and preserve the wider setting of the Preston Village Conservation Area. The development would not result in significant harm to neighbouring amenity through loss of light, outlook, privacy or increased noise and disturbance.

10 EQUALITIES

- 10.1 The scheme would be required to meet Lifetime Homes where applicable.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

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

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

Plan Type	Reference	Version	Date Received
Block and site locations plans	TA777/01	D	27 th May 2015
Existing ground floor plan	TA777/02	D	18 th February 2015
Existing first floor plan	TA777/03	D	18 th February 2015
Existing second floor plan	TA777/04	D	18 th February 2015
Existing elevations	TA777/05	D	18 th February 2015
Existing elevations	TA777/06	D	18 th February 2015
Existing elevations	TA777/07	C	18 th February 2015
Existing sections	TA777/08		18 th February 2015
Existing sections	TA777/09		18 th February 2015
Proposed ground floor plan	TA777/20	B	27 th May 2015
Proposed first floor	TA777/21	C	27 th May 2015
Proposed second floor	TA777/22	C	27 th May 2015
Proposed elevations	TA777/23	B	27 th May 2015
Proposed elevations	TA777/24	B	27 th May 2015
Proposed elevations	TA777/25	B	27 th May 2015
Proposed sections	TA777/26	B	27 th May 2015
Proposed sections	TA777/27	A	27 th May 2015

- 3) 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) The hereby approved residential development shall not be occupied until the commercial building has been completed and made available for occupation as office accommodation (within Use Class B1(a)) in accordance with the approved drawings.

Reason: To ensure the provision of modern office accommodation on the site and to comply with policy EM3 of the Brighton and Hove Local Plan.

- 5) All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black to match the colour of the renderwork background walls and retained as such thereafter.

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

6) 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.

11.2 Pre-Commencement Conditions:

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

8) No development above ground floor slab level shall take place of any part of the development hereby permitted 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 hard surfacing materials
- d) samples of the proposed window, door and balcony treatments
- e) 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 policy HE6 of the Brighton & Hove Local Plan.

9) No development above ground floor level of any part of the development hereby permitted shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

10) No development above ground floor level of any part of the development hereby permitted shall take place until the full detailed design including materials and finishes of the following items are submitted to and approved in writing by the Local Planning Authority:

1. All new external doors (including head and reveals)
2. All new glazing (including casement windows and French doors, cill, head and reveals)
3. Timber gate to boundary wall

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details 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.

11) No development above ground floor level of any part of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials (including brickbond where applicable) and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied. [before the use hereby permitted is commenced; in accordance with a timetable agreed in writing with the Local Planning Authority] Development shall be carried out in accordance with the approved details.

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

12) No development above ground floor level of any part of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

11.3 Pre-Occupation Conditions:

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

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

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

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

11.4 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. This decision to grant Planning Permission has been taken:

(i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and

(ii) for the following reasons:-

The loss of office is considered acceptable in this instance and significant weight is given to the previously approved prior approval application (BH2014/03962) which allows the conversion of the first and second floors

to residential. The development would create an acceptable standard of accommodation for future residents. The proposed use and external alterations would enhance the character and appearance of the building and preserve the wider setting of the Preston Village Conservation Area. The development would not result in significant harm to neighbouring amenity through loss of light, outlook, privacy or increased noise and disturbance.

3. The applicant is advised that the above condition on land contamination has been imposed because the site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. To satisfy the condition a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of (i) (b) and (i) (c) of the condition. It is strongly recommended that in submitting details in accordance with this condition the applicant has reference to Contaminated Land Report 11, Model Procedures for the Management of Land Contamination. This is available on both the DEFRA website (www.defra.gov.uk) and the Environment Agency website (www.environment-agency.gov.uk).

COUNCILLOR REPRESENTATION

Ms Helen Hobbs
Assistant Planning Officer
Room 201 King's House
Grand Avenue
Hove BN3 2LS

31st March 2015

cc. Ross Keatley

Dear Ms. Hobbs

Ref: H2015/00544 Media House 26 North Road, Preston, Brighton
In connection with BH2014/03962 Media House

Extensions and alterations to main building to facilitate the conversion from office/general industrial (B1/B2) to form 4no residential dwellings (C3), Extension to secondary building (The Coach House) to provide additional office space (B1), revised fenestration and associated works.

We are writing on behalf of residents of North Road and Lauriston Road (Preston Village) Withdean Ward to express various concerns which have been made to us as ward councillors in connection with application BH2015/00544

We consider that the application proposes issues which are contrary to QD27 of the Brighton and Hove Local Plan 2015 in that if agreed, some residents of both North road and Lauriston Road would suffer considerable loss of amenity as a result of overlooking and loss of privacy as well as increased issues of noise.

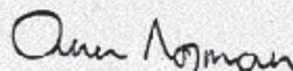
We understand that because of a delay in this application appearing on the council's website, a number of residents may have written objections mentioning BH2014/03962 and we trust that these communications can be considered by the planning officer as well as those submissions made quoting BH2015/00544

We ask that should the officer's recommendation be "to grant" that the application be decided by the Planning Committee and that our letter of objection be included in the agenda for the relevant meeting of the Planning Committee.

With kind regards,



Cllr. Ken Norman
Withdean Ward Councillors
Tel: 01273 291182
ken.norman@brighton-hove.gcsx.gov.uk



Cllr. Ann Norman

ann.norman@brighton-hove.gcsx.gov.uk