



## MONITORING OF PLANNING APPLICATIONS

May 2015

Planning ref (and hyperlink)	Address	Proposal	Comment	Comments by	Decision date	Follow-up?
w/e 1 May 2015						
<a href="#">BH2015/01278</a>	1A Marmion Road Hove  Location - <a href="#">map link</a>	Demolition of warehouse and erection of 4 two-bedroom terraced houses (C3) and offices (B1).  Design statement - <a href="#">link</a>	Fourth submission (and one appeal). See previous (neutral) comments in HCS notes for October 2014.  Applicant considers that modifications now deal with remaining issue (appearance from south elevation).	22 May	8 June	
<a href="#">BH2015/01149</a>	Bartholomew Square Brighton  Location - <a href="#">map link</a>	Enlargement of existing restaurant at ground-floor level and creation of a high-level restaurant pavilion, incorporating construction of access from existing restaurant to new high-level restaurant. High-level restaurant pavilion to span from access core to roof level of Bartholemews House. Plus other associated works.	Of interest. A bold (but perhaps too desperate) proposal to enliven the 'dreary' [ <i>Pevsner</i> ] 1980s space that is Bartholomew Square.  The CAG has recommended refusal of the application, as "not acceptable in the heart of the Old Town Conservation Area and within the Square itself adjacent to the Listed Town Hall".  Design statement (1) - <a href="#">link</a> Design statement (2) - <a href="#">link</a>	20 May	18 June	
<a href="#">BH2015/01121</a>	119 Lewes Road Brighton  Location - <a href="#">map link</a>	Demolition of existing buildings and erection of a part 3- / part 4-storey building (plus basement) - comprising 52 self-contained studio flats for student occupation; plus plant room, communal areas, cycle parking, recycling/refuse facilities and associated works.	Resubmission of previous application. See previous (neutral) comments in HCS notes for October 2014.  Application now attempts to deal with Council's earlier criticism of scale, bulk and appearance. See (PDF) pages 10-18 pages of new design statement - <a href="#">link</a>	19 May	16 July	

Planning ref (and hyperlink)	Address	Proposal	Comment	Comments by	Decision date	Follow-up?
<b>w/e 8 May</b>						
<a href="#">BH2015/01471</a>	The Astoria 10-14 Gloucester Place Brighton  Location - <a href="#">map link</a>	Demolition of existing Grade II listed building (approved under BH2013/03927) and construction of a new part 3-storey / part 7-storey building (plus basement) to form 73 self-contained flats (one, two, three and four bedroom)(C3).  Also incorporating commercial units (A1/A2/B1) in the basement and on the ground floor fronting Gloucester Place; a community room (D1) on the ground floor fronting Blenheim Place; refuse/recycling facilities, cycle storage and other associated works.  Planning statement - <a href="#">link</a>	Third application. Previous two applications (previous company) obtained approval for demolition and for predominantly commercial redevelopment. New application would make the redevelopment predominantly <u>residential</u> - citing Council's difficulty in demonstrating adequate 5-year supply for housing needs.  Accommodation would (just) satisfy proposed national minimum space standards (see schedule - <a href="#">link</a> ).	29 May	5 Aug	
<a href="#">BH2015/01419</a>	Clermont Church Clermont Terrace Brighton  Location - <a href="#">map link</a>	Change of use from church (D1) to 6 flats - (4 two-bedroom and 2 one-bedroom) (C3). Associated alterations including installation of roof-lights.	For information. Proposed accommodation appears to satisfy proposed national minimum space standards. Would secure future of C19th building - undistinguished, but locally listed.  Design statement (1) - <a href="#">link</a> Design statement (2) - <a href="#">link</a>	26 May	12 June	
<a href="#">BH2015/01235</a>	Units 3 & 4 Clarks Industrial Site Newtown Road Hove  Location - <a href="#">map link</a>	Change of use from storage and distribution (B8) to light industrial (B1) and storage and distribution (B8). Associated external works, including installation of roller shutters to west elevation, alterations to fenestration and parking layout.	Of interest in context of other developments in this neighbourhood. In essence, this is about moving to a more "public trade-counter" kind of usage.  Planning statement - <a href="#">link</a>	29 May	5 June	
<a href="#">BH2015/00914</a>	17 Marmion Road Hove  Location - <a href="#">map link</a>		Interesting case of an active and responsible charity (YMCA) seeking to reposition resources away from an economically unsustainable property	26 May	16 June	



w/e 22 May						
<a href="#">BH2015/01472</a>	<p>Clarendon House, Conway Court, Ellen House, Livingstone House, Goldstone House and garages (Clarendon Road &amp; Ellen Street, Hove)</p> <p>Location - <a href="#">map link</a></p>	<p>Installation of insulated rendering to all elevations, new coverings to roof and replacement of existing windows and doors with double glazed UPVC units.</p> <p>Installation of windows and louvred smoke vents to existing open stairwells to Clarendon House, Ellen House and Goldstone House and alterations including repair and remedial works.</p>	<p><b>HCS has already expressed support for this scheme</b>, which delivers greater energy efficiency and improved visual appearance.</p> <p>The previous refusal was baffling. However, the new application comprehensively addresses the criticisms and queries from the previous stage. This case could surely have been handled much better, with some joined-up discussions.</p> <p>See planning statement - <a href="#">link</a></p> <p>The issue of the colour finishing is being ducked for the time being: it's now being proposed as a later planning "condition" to be agreed.</p> <p>A visualisation of a possible compromise, instead of the originally proposed off-white, is described as "sand/cream" (see section 5 of planning statement). More like "light taupe" - a sad and dreary compromise indeed.</p>	8 June	19 June	
w/e 29 May						
	Various	<p>See various similar applications, for example <a href="#">this one</a>.</p> <p>To be aware - a scattering of applications coming up involving digital advertising display screens to be installed inside existing telephone boxes, some in conservation areas.</p>	<p>Apparently part of a wider "... scheme to convert a number of disused iconic BT Kiosks into small advertising pods or small self-contained retail outlets, selling ice-cream, coffee and other products suited to street sale. Planning Consent has been granted in many cities to date ..."</p>			