

Householder Application for Planning Permission for works or extension to a dwelling and for relevant
demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="10"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Norfolk Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton"/>
Postcode	<input type="text" value="BN1 2PW"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="530012"/>
Northing (y)	<input type="text" value="104266"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Marc"/>
Surname	<input type="text" value="Van den Broucq"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="10"/>
Address line 2	<input type="text" value="Norfolk Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="BN1 2PW"/>
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Reinstatement of pre existing window openings at lower ground floor of property.

Window openings had under previous ownership been filled using breeze blocks (vs Bungaroosh construction of surrounding walls). Date of this change is not known. The window openings have been confirmed in size and position not only through infilled breeze blocks, but also through historic image available at http://regencysociety-jamesgray.com/volume29/source/jg_29_006.htm (dated 1928).

Property had uPVC windows installed under previous owners in 2016, which was subject to rejected planning (see BH2016/05295). As subsequently confirmed by Development Management Enforcement Team, these were found not to be in breach of planning control "since although the property is in a Conservation Area, there is no Article 4 Direction restricting this particular change". For reinstatement, it was deemed most appropriate to therefore replicate the existing UPVC window designs in order to not further adversely affect the character of the property.

Works for the reinstatement of window openings are expected to be completed in August 2021 (works are largely complete at the date of this retrospective planning application, save for painting of exterior.

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

08/02/2021

Has the work already been completed without consent?

☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition of non-original breeze blocks to expose original window openings.

6. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Windows	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	UPVC

6. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Render @ walls, N/A @ light wells
Description of proposed materials and finishes:	Render @ walls, 30mm toughened glass and render @ light wells (compliant to BSI standards)

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Contact name:

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Telephone number	<input type="text"/>
Email address	<input type="text"/>

11. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

11. Pre-application Advice

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	ENF2021/00285
Date (Must be pre-application submission)	
<input type="text" value="08/07/2021"/>	

Details of the pre-application advice received

Email correspondence regarding necessity for retrospective planning permission to be obtained dated 8 July 2021 and previous. This email is included as follows:

"Dear Marc

Thank you for your email and for all the information you've provided, this is much appreciated and it is good that there is evidence of pre-existing basement openings at the property.

I do consider that the works still require planning permission given the amount of time that has passed whereby there were no basement openings, and the development is currently in breach of planning control. Should you decide to apply, I would recommend that you include the evidence of prior basement openings and advice given by Regency Society in your Heritage Statement (to be included with the application). It will help with your application to show evidence that the openings were larger than other basement openings on the street. Additionally, you should include your reasons for using UPVC windows in this case. We did previously investigate the other UPVC windows at your property but found that they were not in breach of planning control, since although the property is in a Conservation Area, there is no Article 4 Direction restricting this particular change.

Given the evidence of pre-existing large basement openings, I would recommend applying to regularise the current development through a retrospective planning application. I don't believe that heritage are currently offering a pre-application advice service currently. However, a heritage officer will be consulted during the consideration of the application, and will be able to recommend amendments if this is deemed to be required. I believe the main concern that might arise would be the use of UPVC on the basement windows, but we'd need to consider that the other windows are UPVC, have previously been found not to be in breach of planning control, and are now over four years old.

I look forward to hearing from you further with your intentions once you have considered the above information, and please don't hesitate to ask should you have any further queries.

Kind regards

Becky

Becky Bennett | Assistant Planning Officer | Development Management - Enforcement Team

City Development and Regeneration

1st Floor, Hove Town Hall, Norton Road, BN3 3BQ

T 01273 292440 | www.brighton-hove.gov.uk"

12. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

13. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

13. Ownership Certificates and Agricultural Land Declaration

☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	10
Suffix	
House Name	
Address line 1	Norfolk Street
Address line 2	
Town/city	Brighton
Postcode	BN1 2PW
Date notice served (DD/MM/YYYY)	24/07/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Burchetts
Address line 1	Station Road
Address line 2	
Town/city	North Chailey
Postcode	BN8 4HE
Date notice served (DD/MM/YYYY)	24/07/2021

Person role

- ☒ The applicant
- ☐ The agent

Title	
First name	Marc
Surname	Van den Broucq
Declaration date (DD/MM/YYYY)	25/07/2021

☒ Declaration made

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

26/07/2021