



**Brighton & Hove  
City Council**

**DEVELOPMENT CONTROL**

Brighton and Hove City Council  
Town Hall  
Norton Road  
Hove BN3 3BQ

Application for Removal or Variation of a Condition following Grant of Planning Permission or  
Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation  
Areas Act) 1990 (as amended)

**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.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="45"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Trafalgar Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Brighton &amp; Hove"/>
Town/city	<input type="text" value="Brighton"/>
Postcode	<input type="text" value="BN1 4ED"/>

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

Easting (x)	Northing (y)
<input type="text" value="531075"/>	<input type="text" value="104859"/>

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Philip

Surname

Young

Company Name

Young Building Design

## Address

Address line 1

71 - 75 Shelton Street

Address line 2

Covent Garden

Address line 3

Greater London

Town/City

London

County

Country

Postcode

WC2H 9JQ

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition and rebuilding of basement retaining wall and part of east facade incorporating new sash windows and associated works

Reference number

BH2020/03021

Date of decision (date must be pre-application submission)

09/12/2020

**Please state the condition number(s) to which this application relates**

Condition number(s)

1, 3, 5, 6.

Has the development already started?

Yes

No

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

21/06/2023

Has the development been completed?

Yes

No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

- A. Use of more sympathetic grey replica slates on the main roofs to reduce roof load and visually match the original roof covering;
- B. Window bays in the east facade have failed due to design flaws with the original historic construction. The Structural Engineer has recommended structural improvements including a supporting metal frame to the facade, improvements to cantilevered window bays, corner posts and new vertical sliding sash windows which are more robust and lighter, these comprise hybrid UPVC frames with bonded timber cladding to visually match existing window frames with conservation style glazing bars;
- C. To revise the front entrance door so that it is more centrally located in the east facade following advice from the Structural Engineer, this is to avoid an opening close to the southern flank wall which would compromise the building integrity due to the historic building fabric.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To vary the relevant conditions to accommodate the rationale stated above and substitute the amended drawings which are attached.

- Permit grey replica slates to be fitted on the main roofs to reduce roof load and visually match the original roof covering;
  - Permit within the east facade new vertical sliding sash windows to comprise hybrid UPVC frames with bonded timber cladding to visually match existing window frames with conservation style glazing bars;
  - Permit more centrally located front entrance door within the east facade to provide access to the property following advice from the Structural Engineer.
- All as shown on the amended drawings.

## 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

## 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:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

- The Applicant  
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Philip Young

Date

05/02/2024