

<u>No:</u>	BH2017/01817	<u>Ward:</u>	Brunswick And Adelaide Ward
<u>App Type:</u>	Removal or Variation of Condition		
<u>Address:</u>	Lansdowne Place Hotel Lansdowne Place Hove BN3 1HQ		
<u>Proposal:</u>	Variation of condition 3 of application BH2014/00093 (Part demolition, change of use and alteration and extensions, including creation of additional penthouse floor to convert existing hotel (C1) to 47no residential units (C3), creation of car parking and secure cycle parking at lower ground floor level, landscaping and other associated works. (Revised Design)) to allow amendments to approved drawings.		
<u>Officer:</u>	Charlotte Bush,	tel:	<u>Valid Date:</u> 23.06.2017
	292193		
<u>Con Area:</u>		<u>Expiry Date:</u>	22.09.2017
<u>Listed Building Grade:</u>		<u>EOT:</u>	15.11.2017
<u>Agent:</u>	Morgan Carn Partnership Brighton BN1 6FA	Blakers House	79 Stanford Avenue
<u>Applicant:</u>	Total Contractors Ltd 99 Western Road Hove BN1 1FA		

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

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
Block Plan	BLOCK 1366-P-109-P7		26 May 2017
Roof Plan Proposed	1366-P-109-P7		26 May 2017
Elevations Proposed	NORTH AND EAST 1366-P-118-P6		26 May 2017
Sections Proposed	A-A D-D 1366-P-120-P7		26 May 2017
Floor Plans Proposed	1366-P-116-P7		26 May 2017
Detail	LIGHT REPORT P110080-1000		21 September 2017
Floor Plans Proposed	COLOUR CODED PLAN 1366-P-130		25 September 2017

- 2 No extension, enlargement or alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A - 0 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 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.
- 3 Condition 1 not used. Works have commenced on site
- 4 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 CP9 of the Brighton & Hove City Plan.
- 5 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 CP12 of the Brighton and Hove City Plan and QD15 of the Brighton & Hove Local Plan.
- 6 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, including the balustrade to the penthouse flats, 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.
- 7 The development shall be carried out in accordance with the protection scheme agreed under application BH2017/00142
- 8 The scheme shall be implemented in accordance with agreed BREEAM Domestic refurbishment rating agreed under BH2017/01852

- 9 None of the residential units hereby approved shall be occupied until each residential unit built has achieved an energy efficiency standard of a minimum of 19% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline).
Reason: To ensure that the development is sustainable and makes efficient use of energy to comply with policy CP8 of the City Plan Part One.
- 10 No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specification (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies CP12 of the Brighton and Hove City Plan and QD15 of the Brighton & Hove Local Plan.
- 11 No development shall take place until details of the proposed green walling and maintenance and irrigation programme have been submitted to and approved in writing by the Local Planning Authority. The walls shall thereafter be constructed, maintained and irrigated in accordance with the approved details.
Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy CP10 of the Brighton & Hove City Plan.
- 12 No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.
Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies CP12 of the Brighton and Hove City Plan and QD27 of the Brighton & Hove Local Plan.
- 13 No development 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 provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan
- 14 Prior to the commencement of development, details of foul and surface water sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface

water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

- 15 Prior to the commencement of development, a scheme setting out the measures to be undertaken to protect the public water supply main shall be submitted to and approved in writing by the Local Planning Authority
Reason: To protect the public water supply and to comply with policy SU3 of the Brighton & Hove Local Plan.
- 16 Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units created by the conversion of the existing building hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each of these units built has achieved a rating of 'very good' as a minimum for the residential units created by the conversion of the existing building 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 CP8 of the Brighton & Hove City Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- 17 None of the residential units hereby approved shall be occupied until each residential unit built has achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.
Reason: To ensure that the development is sustainable and makes efficient use of water to comply with policy CP8 of the City Plan Part One.
- 18 The dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.
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.
- 19 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.
- 20 The development hereby permitted shall not be occupied until details of a scheme of works to change the redundant double yellow lines on Lansdowne Place to shared use CPZ bays has been submitted and approved by the Local Planning Authority.

Reason: To ensure that the development provides for the demand for travel it creates and to comply with policy CP9 of the Brighton & Hove City Plan.

- 21 Prior to the occupation of the development hereby approved, a minimum of six bird boxes shall be provided on the development in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bird boxes shall be retained thereafter.

Reason: To promote biodiversity and to comply with policy CP10 of the Brighton & Hove City Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One 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 To satisfy conditions regarding details of foul and surface water sewerage disposal and the protection of the public water supply main, it is requested that you prepare information in consultation with Southern Water.
- 3 Detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding.
- 4 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, S021 2SW (Tel 0330 3030119 or at www.southerwater.co.uk
- 5 The applicant is advised that details of the BREEAM Domestic Refurbishment assessment and a list of approved assessors can be obtained from the BRE website (www.breeam.org/page.jsp?id=228). Details can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
- 6 The applicant is advised that accredited energy assessors are those licensed under accreditation schemes approved by the Secretary of State (see Gov.uk website); two bodies currently operate in England: National Energy Services Ltd; and Northgate Public Services. The production of this information is a requirement under Part L1A 2013, paragraph 2.13.
- 7 If any signs of bats and/or nesting birds are discovered during demolition, works should stop and advice should be sought from a suitably qualified and experienced ecologist. All species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981, as amended, and Schedule 2 of the Conservation of Habitats and Species Regulations 2010 making all species of bats European Protected Species. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed,

injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken.

- 8 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 building is currently vacant. The principle of its conversion from hotel to residential use is acceptable and would secure the future of the building. The proposed residential accommodation would be of an acceptable standard and would not adversely impact on the amenities of neighbouring properties. Whilst there are concerns about the visual impact of the additional storey, the extant planning permission for a similar structure is a material planning consideration.
- 9 None of the residential units hereby approved shall be occupied until each residential unit built has achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.
Reason: To ensure that the development is sustainable and makes efficient use of water to comply with policy CP8 of the City Plan Part One.
- 10 There is a Section 106 agreement attached to this permission requiring compliance from the owners

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The Lansdowne Place Hotel is a prominent locally listed building within the Brunswick Town Conservation Area, and was built in the classical style typical of this area. It is set within the context of numerous listed buildings including the Grade I buildings of Brunswick Terrace and Square on the South and East sides.
- 2.2 The application site was occupied as a hotel until approximately December 2012 and has since been vacant. The condition of the building has declined since the closure of the hotel. Building works have now commenced on site.
- 2.3 Application BH2014/00093 was granted consent in March 2016 for 'Part demolition, change of use and alteration and extensions, including creation of additional penthouse floor to convert existing hotel (C1) to 45no residential units (C3), creation of car parking and secure cycle parking at lower ground floor level, landscaping and other associated works. (Revised Design).' The approved application was for 47 apartments not 45, this was an error at the time which as since been corrected.
- 2.4 This application seeks consent to alter the plans to the consented penthouse by increasing the depth of the eastern elevation.

3. RELEVANT HISTORY

BH2017/02591 - Non Material Amendment to BH2014/00093 for the installation of external boiler flue and extract fan cowls. Under consideration

BH2017/02407 - Application for approval of details reserved by conditions 9 & 17 of application BH2014/00093. Under consideration

BH2017/02295 - Application for approval of details reserved by conditions 14 & 15 of application BH2014/00093. Under consideration

BH2017/02276 - Application for Approval of Details Reserved by Conditions 10 and 11 of application BH2014/00093. Under consideration

BH2017/02150 - Application for approval of details reserved by condition 12 of application BH2014/00093. Under consideration

BH2017/01852 - Application for approval of details reserved by condition 8 of application BH2014/00093. Approved 19 July 2017.

BH2017/00884 - Non Material Amendment to BH2014/00093 to replace existing single glazing with slimline double glazing to the front elevation. Approved 24 July 2017.

BH2017/00142 - Application for Approval of Details Reserved by Condition 7 of application BH2014/00093. Approved 7 March 2017.

3.1 Appeal APP/Q1445/S/16/3154858 - The application sought to have the planning obligation modified by the removal of the requirement to provide 40% affordable housing. The appeal allowed modifications. The Planning Inspectorate concluded:

3.2 'The affordable housing requirement in the Section 106 Agreement is unviable as it stands. However, there is no justification for removing it altogether. The available evidence shows that the development could become viable by changing the tenure mix or by providing a commuted payment. In this case, due to the particular circumstances, the provision of 18 shared ownership units would be the most likely on-site option to be achieved. However, the service charges may prove to be an unaffordable barrier for prospective purchasers. It is therefore considered that the most pragmatic way to ensure that this stalled development will proceed is to modify the Section 106 Agreement by making provision for on-site or off-site provision in the alternative. This would give the developer flexibility whilst still ensuring that much needed affordable housing is provided.'

3.3 A revised 106 contribution was agreed on the 19/7/2017.

BH2014/00093 - Part demolition, change of use and alteration and extensions, including creation of additional penthouse floor to convert existing hotel (C1) to

47no residential units (C3), creation of car parking and secure cycle parking at lower ground floor level, landscaping and other associated works. (Revised Design). Approved 24 March 2016

BH2009/01739 - Display of externally illuminated fascia and non-illuminated flagpole signs. Refused 25 September 2009

BH2007/01202 - Erection of 2 gas torches adjacent to front steps (retrospective). Approved 11 July 2007

4. REPRESENTATIONS

4.1 Nineteen (19) letters have been received, objecting to the proposed development for the following reasons:

- This building is already higher than any other in the street so it will be out of proportion with the surrounding buildings
- An additional floor will reduce light to existing properties
- There isn't enough parking
- The historical mews streets are already being challenged and changed, and the Brunswick Town area does not need any taller buildings than currently exists
- The proposed scheme will prolong the building work
- Increased traffic and air pollution
- Increased litter and recycling without the infrastructure to deal with it
- The proposed scheme will affect the aesthetics of the building
- It will obscure views from Brunswick Street West
- The area is already overcrowded
- It will change the landscape of the conservation area

4.2 Three (3) letters providing the following general comment have been received

- In principle we agree with the development and look forward to it being completed. We do however have concerns on the strain the flats will have on the on street parking on the road, the general refuse and litter on our street and the timeline of the project. We are also concerned about noise and the appearance of the building while works take place
- There should be no work done at the weekends. The scaffolders were doing construction on a Sunday which shouldn't be allowed
- Is there an 'artist's impression' of how the building will look when completed? The 'penthouse addition' should be harmonious with the existing building
- The proposed alterations must not prolong the work to the hotel which is creating havoc for local residents

4.3 Councillor Ollie Sykes has also objected to the application, and a copy of the letter is attached to the report.

5. CONSULTATIONS

5.1 **Ecology:** No objection

The proposed development is unlikely to have a detrimental impact on biodiversity and can be supported from an ecological perspective. The site offers opportunities for biodiversity enhancements that will help the Council address its duties and responsibilities under the NERC Act and NPPF.

5.2 **Sussex Police:** No objection

Having viewed the proposals in this application, we consider them to be minor amendments which do not impact on the comments relating to the earlier approved application BH2014/00093, and we have no further comments to add.

5.3 **Sustainability:** Comment

There are no sustainability comments with regards to the proposed amendment to the drawings submitted by the applicant.

5.4 **City Regeneration:** Comment

The original application was for a development of 50 dwellings and a request was made by the Senior Economic Development Officer at the time for a developer contribution of £25,000 towards the council's Local Employment Scheme (LES) in accordance with the Developer Contributions Interim Guidance. Subsequent applications, most recently, BH2017/01817, states that the number of dwellings has been reduced to 47 and therefore these revised comments are to reflect this reduction in the number of dwellings and how this impacts on the developer contribution to be requested.

5.5 It should also be noted that since the original application in 2014, consultation has taken place with regards to the level of contribution to be requested. This has resulted in a tariff which reflects a range of properties types and now incorporated into the Developer Contribution Technical Guidance.

5.6 In this instance, this will further impact on the developer contribution required in respect of the Lansdowne Hotel development. The details are provided in the Main Comment section.

5.7 The requirement for an Employment and Training Strategy remains unchanged, with the expectation that the developer, through their contractors, commit to using 20% local employment during demolition and construction phases of the development in addition to providing opportunities for training to be detailed in the strategy.

5.8 **Heritage:** No objection

This proposal is an amendment to the approved additional penthouse storey and proposes an extension of the accommodation on the east elevation, whereby part of the set-back from the main rear elevation would be lost.

5.9 It is considered that this will increase the impact of the additional storey, however it only affects parts of this elevation and therefore although not welcomed, there is no strong objection to the proposed amendment.

5.10 **Policy:** No comment

5.11 **Southern Water:** Comment

The comments in our original response dated 07/05/2014 remain unchanged and valid for the amended details.

5.12 **Sustainable Transport:** No objection

The alterations to the approved drawings allow for extensions to the rear penthouse apartments. It is understood that the number of units will remain unchanged and, as such, the modifications are not considered to result in additional impacts on surrounding highway and transport networks. As a result, the comments remain consistent with the Highway Authority's response to the original application BH2014/00093.

6. MATERIAL CONSIDERATIONS

6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

6.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP1 Housing delivery

CP8 Sustainable buildings

CP9 Sustainable transport

CP10 Biodiversity

CP11 Flood risk

CP12 Urban design

CP13 Public streets and spaces

CP14 Housing density

CP15 Heritage

CP19 Housing mix

CP20 Affordable housing

Brighton & Hove Local Plan (retained policies March 2016):

TR4 Travel plans
TR7 Safe Development
TR14 Cycle access and parking
QD5 Design - street frontages
QD14 Extensions and alterations
QD15 Landscape design
QD27 Protection of amenity
HO5 Provision of private amenity space in residential development
HO13 Accessible housing and lifetime homes
HE3 Development affecting the setting of a listed building
HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD09 Architectural Features
SPD12 Design Guide for Extensions and Alterations
SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

- 8.1 This application proposes alterations to approved scheme BH2014/00093 part demolition, change of use and creation of an additional penthouse to convert the Lansdowne Place Hotel into 47 residential units with associated car parking, cycle parking and landscaping, which was approved on the 24 March 2016. This application seeks consent to alter the penthouse level by increasing the depth of the eastern elevation.
- 8.2 The main considerations in the determination of this application relate to the impact of the proposed alterations on the appearance of the host property, the streetscene, the wider Brunswick Town Conservation Area and near-by listed buildings. The impact on local amenity will also be assessed.
- 8.3 **Design and Appearance:**
The proposed application is to extend part of the eastern building line.
- 8.4 This proposal is an amendment to the additional penthouse storey approved under application BH2014/00093. This amended scheme proposes an extension of the east elevation building line, whereby part of the set-back from the main rear elevation would be lost.
- 8.5 The increase to the north-eastern building line would be staggered, with the depth of the penthouse increasing between 1.36m and 2.08m.
- 8.6 The increase to the south-eastern building line would also be staggered and ranges between 0.8m and 2.1m.

- 8.7 This is best demonstrated in plan 1366-p-130 received on the 25/09/2017 which colour codes the approved scheme in red and the amended scheme in light blue. There is no proposed change to the height of the penthouse, and the amendments will facilitate a better layout to the two penthouse properties.
- 8.8 Although the amendments would increase the impact of the additional storey by increasing its bulk, this would only be apparent on the eastern elevation.
- 8.9 The difference between the approved scheme and the proposed scheme would not be readily visible on the streetscene due to the overall scale and height of the building, and the relationship with the side wing projections and the lower levels, which remains largely unaltered.
- 8.10 Changes to the fenestration on the east elevation are also proposed, which are considered acceptable.
- 8.11 No other changes are proposed under this application.
- 8.12 The proposed alterations to approved scheme BH2014/00093 are not considered to cause significant harm to the character and appearance of the host property, the streetscene, the Brunswick Town Conservation Area or listed buildings within the local vicinity.
- 8.13 **Impact on Amenity:**
Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.14 The primary concerns relates to the impact the proposed scheme would have on overshadowing and loss of light to the surrounding properties.
- 8.15 The proposed scheme does not include alterations to the height of the approved building. The amended scheme involves increasing the eastern building line situated between the side wing projections; as such an increase in overshadowing or loss of natural light is considered minimal.
- 8.16 Nevertheless, an amended BRE Daylight and Sunlight Assessment was submitted on the 21/09/2017 to compare the impact of the consented and revised designs.
- 8.17 The residential properties most likely to be affected by changes to daylight and sunlight are 1-7 Dudley Mews, 8 Dudley Mews (South) and 20 Brunswick Street West. An illustration of the windows assessed are include with the presentation or can be found on page 10 of the BRE Daylight and Sunlight Assessment.
- 8.18 The report concluded that:

- 8.19 'All but one of the windows show a very small or negligible loss of daylight as a result of the proposals and loss of daylight would be well within the BRE guidelines.
- 8.20 There is a very slight reduction in the amount of daylight which would be received by some of the windows compared to the consented design, but these reductions would be negligible in nature. Window J would have an after/before ratio of 0.90 - 0.02 lower than for the consented design. Another eight windows would have an after/before ratio 0.01 lower. The remainder would be unchanged.
- 8.21 The only window assessed in 2013 which would lose an amount of daylight outside the BRE guidelines was basement window X, at 20 Brunswick Street West. This is actually a door with a glazed area and a side pane rather than a window, which would only require analysis if it lights a habitable room. As it is not known whether it lights a room or a circulation space, it was therefore analysed. The 2017 revised version of the design for the penthouse floor would lead to no change in the loss of daylight this window would experience compared to the design for the penthouse floor which has already received planning permission.'
- 8.22 Overall, there is a very slight reduction in the amount of daylight which would be received by some of the windows compared to the consented design, but these reductions would be negligible and all of the windows concerned would meet the BRE guidelines.
- 8.23 Approved scheme BH2014/00093 included fenestration along the eastern elevation. The proposed alterations considered under this application are therefore not considered to result in any increase in overlooking or loss of privacy.
- 8.24 It is therefore concluded that the proposed scheme would not have any discernible additional impact on neighbouring amenity and is therefore recommended for approval.

9. EQUALITIES

- 9.1 None identified

