

<b>APPLICATION NUMBER:</b>	LW/07/1164	<b>ITEM NUMBER:</b>	<b>8</b>
<b>APPLICANTS NAME(S):</b>	Lewes District Council	<b>PARISH / WARD:</b>	Lewes / Lewes Castle
<b>PROPOSAL:</b>	Local Authority Application (Reg 4) for Replacement of aluminium sash windows & alteration to opening		
<b>SITE ADDRESS:</b>	31-45 Lancaster Street, Lewes, East Sussex, BN7 2PX		
<b>GRID REF:</b>	TQ 4110		

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## **1. SITE DESCRIPTION / PROPOSAL**

1.1 The application property is a two storey block of Council owned flats located on the northern side of Lancaster Street opposite St John Street, and adjacent to the Lewes Little Theatre car park. Planning permission is being sought for the replacement of the existing windows.

## **2. RELEVANT POLICIES**

**LDLP: – ST03 – Design, Form and Setting of Development**

**LDLP: – H05 – Conservation Areas**

## **3. PLANNING HISTORY**

No relevant planning history.

## **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**Design & Conservation Officer** – I have no real objections to this proposal. My only comment would be that being sash windows the existing windows pick up on traditional sash window form on other buildings nearby. However, there are various window types in the area and the proposed replacements will not look out of place on a relatively modern building.

**Main Town Or Parish Council** – No comment.

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 No neighbour representations received.

## **6. PLANNING CONSIDERATIONS**

6.1 The flats were built in the 1970's, in an area largely residential in character. The building is faced in render with a traditional shallow pitch roof. The front façade is punctuated with regular spaced aluminium sliding sash windows.

6.2 It is proposed to replace the existing windows with like-for-like aluminium windows, the only alteration being the opening mechanism, which will allow the windows to be opened outwards for ease of cleaning.

6.3 It is not considered that the new glazing will impact on the existing building. The retention of the glazing pattern will preserve the existing character of the Conservation Area.

## 7. RECOMMENDATION

It is recommended that the Committee, acting on behalf of the Lewes District Council for the purposes of Regulation 4 of the Town and Country Planning General Regulations 1992, resolve to grant planning permission.

### **This decision is based on the following submitted plans/documents:**

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	4 October 2007	
Location Plan	4 October 2007	
Other	4 October 2007	07046-0.5A
Existing Elevations	6 September 2007	07046-0.1
Existing Elevations	6 September 2007	07046-0.2
Proposed Elevations	4 October 2007	07046-0.3A
Proposed Elevations	4 October 2007	07046-0.4A

### **Summary of reasons for decision and any relevant development plan policies/proposal:**

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies ST3 and H5 of the Lewes District Local Plan.