

**Report to:** Planning Applications Committee

**Date:** 4<sup>th</sup> September 2024

**Application No:** LW/24/0440

**Location:** 25 - 35 Church Street, Seaford, East Sussex BN25 1HF

**Proposal:** Application for Full Planning Permission - replacement of existing windows to flats 25-35

**Applicant:** M Cooper, on behalf of Lewes District Council

**Ward:** Seaford Central

**Recommendation:** 1. It is recommended that the application be approved subject to the conditions set out below.

**Contact Officer:** **Name:** Ella Rigluth  
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**Site Location Plan:**



<b>1</b>	<b>Executive Summary</b>
1.1	25-35 Church Street is a part two, part three storey building, on the west side of Church street, in Seaford Town Centre. It is within the Seaford Town Centre Conservation Area and nearby to Grade II Listed Buildings.
1.2	The replacement of windows is required as they have reached the end of their useable life.
1.3	Seaford Town Council support the application. There have been no other representations received.
1.4	Application is going to committee as the building is council-owned.
1.5	Approval is recommended subject to conditions.
<b>2.</b>	<b>Relevant Planning Policies</b>
2.1	<u>National Planning Policy Framework</u> 12. Achieving well-designed places 16. Conserving and enhancing the historic environment
2.2	<u>Lewes District Local Plan Part 1</u> CP11 Built and Historic Environment & Design
2.3	<u>Lewes District Local Plan Part 2</u> DM25 Design DM33 Heritage Assets
2.4	<u>Seaford Neighbourhood Plan</u> SEA2 Design SEA3 Conservation Areas

<b>3.</b>	<b>Site Description</b>
3.1	25-35 Church Street is a part two, part three storey building, located on the west side of Church street, in Seaford Town Centre. It is rendered with plain clay roof tiles and has timber framed single glazed windows.
3.2	No proposed changes to access. The building is made up of 5 flats and an art gallery.
3.3	The building is within the Seaford Town Centre Conservation Area and nearby to three Grade II Listed Buildings. The building is not Listed.

<b>4.</b>	<b>Proposed Development</b>
4.1	It is proposed to replace the existing windows on the rear, front and side elevations of the building. The existing windows are sash, which are timber

	framed and single glazed. The windows to the front will be replaced with timber framed double glazed windows, whilst the windows to the rear and side will be replaced with upvc framed double glazed windows. The glazing pattern will be similar, with a sash design.
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<b>5.</b>	<b>Relevant Planning History:</b>
5.1	None.

<b>6.</b>	<b>Consultations:</b>
6.1	<b>Seaford Town Council</b> Supports.

<b>7.</b>	<b>Other Representations:</b>
7.1	None received.

<b>8.</b>	<b>Appraisal:</b>
8.1	The main consideration of this application is the impact on the Conservation Area. Consideration is also given to Section 66 of The Act when considering the setting of neighbouring Grade II listed buildings; 4 Church Street, 18 South Street and Old Town Hall South Street.
8.2	<p><u>Design and Appearance</u></p> <p><u>Impact on the Conservation Area and listed building(s)</u></p> <p>The application seeks to replace the windows due to their deteriorated state and to improve the thermal efficiency of the property. Detailed drawings of the proposed windows have been provided as part of the application.</p> <p>All new windows will match the style of other existing windows on the property, with matching glazing bar arrangements and sash design.</p> <p>UPVC double glazed windows are proposed to the rear and side, where they are only visible from the car park. To the front, which can be seen from Church Street and within the setting of the three Grade II Listed Buildings, timber double glazed windows are proposed.</p> <p>The proposed window replacements are not considered to be harmful to the setting of the nearby listed buildings. The glazing bar style is similar in to the existing as well as timber materials to be used to the front, so the overall appearance is considered to not be altered significantly.</p> <p>It should also be noted that there is an existing presence of uPVC windows on Church Street which affect the setting of the Listed Buildings.</p>

	<p>The flats directly opposite have uPVC windows to the front, as well as some of the shops below.</p> <p>Therefore, the proposed replacement windows are considered acceptable as they are a similar design to the existing in terms of style and the front, street facing windows matching the existing timber material.</p> <p><u>Residential Amenity</u></p> <p>There will be no impact on residential amenity.</p> <p><u>Sustainability</u></p> <p>The new units will improve the thermal performance of the building, reducing heat loss through double glazing, reduced draughts and improve energy efficiency, where the units will have a minimum U Value of 1.4mw/m2K.</p> <p><u>Conclusion</u></p> <p>It is considered that the replacement windows, would improve the appearance of the building, as well as energy efficiency, without bringing substantial harm to the Conservation Area or setting of the Grade II Listed Buildings.</p>
8.5	<p><u>Human Rights Implications:</u></p> <p>The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.</p>

<b>9.</b>	<b>Recommendations</b>
9.1	It is recommended that the application be Approved subject to the conditions set out below.

<b>10.</b>	<b>Conditions:</b>
10.1	<p><b>Approved plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>

<b>10.2</b>	<p><b>External materials</b></p> <p>All external finishes shall be in accordance with details provided on the approved plans unless where otherwise agreed in writing with Local Planning Authority.</p> <p>Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 130 of the NPPF.</p>
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<b>11.</b>	<b>Plans:</b>
11.1	This decision relates solely to the following plans:

	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	PLANS	03.06.24	LOCATION PLAN
	PLANS	03.06.24	SP-0482.01 - Location Plan and Existing Block Plan
	PLANS	03.06.24	SP-0482.02 - Existing East and West Elevations
	PLANS	23.05.24	SP-0482.03 - Existing North and South Elevations, Section and Details
	PLANS	23.05.24	SP-0482.04 - Proposed East and West Elevations
	PLANS	23.05.24	SP-0482.05 - Proposed North and South Elevations, Sections and Details
	PLANS	23.05.24	FLOOD RISK ASSESSMENT
	APPLICATION DOCUMENTS	23.05.24	DESIGN AND ACCESS STATEMENT

<b>12.</b>	<b>Appendices</b>
12.1	None.

<b>13.</b>	<b>Background Papers</b>
13.1	None.