

Report to: Planning Applications Committee

Date: 4th September 2024

Application No: SDNP/24/02597/LIS

Location: Remains of Town Wall, Westgate Street, Lewes, East Sussex, BN7 1YG

Proposal: Remove friable previous cementitious mortar repairs and repoint in lime mortar. The sections of wall that have blown and are beyond a pointing repair to be removed, clean all areas ready to accept the set aside flints and bricks, relay flints and bricks to closely match existing profile and tilt.

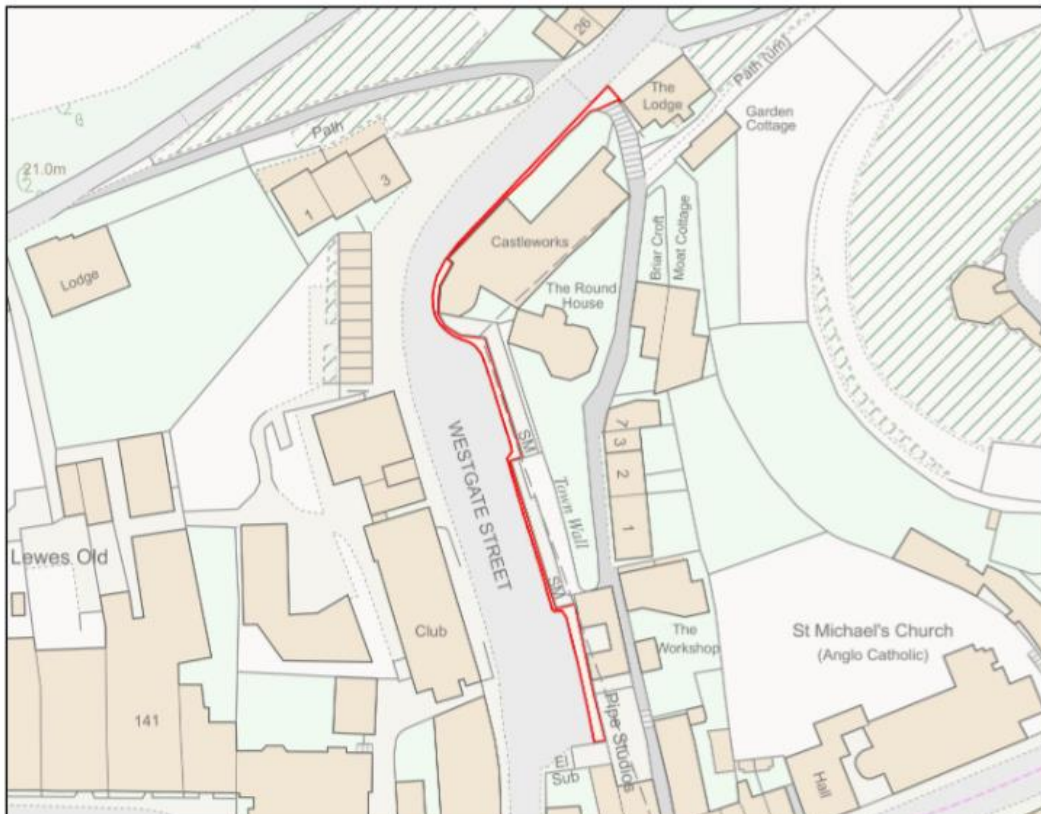
Applicant: Lewes District and Eastbourne Borough Councils
Alan.Wetton@lewes-eastbourne.gov.uk

Ward: Castle

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

Contact Officer: **Name:** Larissa Brooks
E-mail: larissa.brooks@lewes-eastbourne.gov.uk

Site Location Plan:



1	Executive Summary
1.1	Listed Building Consent is sought for repair works to the Grade II listed Town Walls. They are leaning out and in a dangerous condition.
1.2	<p>The reports detail the cause of the failures to be associated to both plant growth and the use of cement in repointing exercises carried out over several decades.</p> <p>The inability for water vapour and moisture to permeate the wall has led to wash out and debonding of the wall behind the outer skin, leading to a general instability.</p>
1.3	The Design and Conservation Officer has no objections to the proposal.
1.4	The car park has already been partially re-opened to the public. Works are scheduled to be completed by the end of September. No planned road closures.
1.5	Approval is recommended subject to conditions.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 16. Conserving and enhancing the historic environment
2.2	<u>South Downs Local Plan 2019</u> Strategic Policy SD12 – Historic Environment Development Management Policy SD13 – Listed Buildings

3.	Site Description
3.1	The Town Walls are located along the periphery of Westgate Street Car Park and is Grade II Listed and located in a Lewes Conservation Area. The walls are Grade II Listed and were first listed on the 16th of March 1970. The list entry name is the Remains of Town Walls and list entry number is 1353121.

4.	Proposed Development
4.1	<p>The application seeks Listed Building Consent for repair works to the Town Walls.</p> <p>The proposed work is to remove the friable previous cementitious mortar repairs and repoint in lime mortar. The sections of wall that have blown and are beyond a pointing repair, these areas will be removed. The flintwork and brickwork will be set aside for re-use, the areas adjacent to the removed flintwork will be adequately shored and propped where required. Clean all areas ready to accept the set aside flints and bricks.</p>

	Relay flints and bricks to closely match existing profile and tilt. Rind side out with 10% snapped faces. Match existing adjacent wall joint with wire and churn brush finish. All flint and brick work will be laid freehand without use of shuttering. Use a fine to 10mm Marine Washed Sand and 3.5NHL hydraulic lime mortar. Bricks and half round capping bricks all to be second hand reds and to match existing.
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5.	Relevant Planning History:
5.1	None.

6.	Consultations:
6.1	Lewes Town Council Supports.

7.	Other Representations:
7.1	None.

8.	Appraisal:
8.1	The main consideration for this application is the impact on the Grade II Listed Walls, in accordance with SD12 (Historic Environment) and SD13 (Listed Buildings) of the South Downs Local Plan (2019), Chapter 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2023) and HC3A (Heritage Protection of Landscape and Townscape) and HC3B (Planning Application Requirements and Heritage Issues) of the Lewes Neighbourhood Plan (2019).
8.2	<u>Impact on the listed building</u> The Design and Conservation Officer was consulted and had no objection to the proposals subject to conditions. Bearing in mind the structural issues presented and the current cordoning off of the wall, it is considered that the repair works proposed not only comply with local policy in terms of heritage but also has a significant degree of public interest. As mentioned by the conservation officer in their consultation response, it is noted that the proposal does not include works to remove plant growth which could be beneficial to the wall's structural stability both in the short and long term. As these present works are to ensure immediate structural soundness and to prevent another collapse, an informative is added which recommends that the applicant explores removal of this plant growth as part of a long-term plan to ensure the structural integrity of the Town Walls.
8.5	<u>Human Rights Implications:</u>

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

10.	Conditions:
10.1	<p>Listed Building Consent</p> <p>The works hereby consented shall be begun before the expiration of three years from the date of this consent.</p> <p>Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).</p>
10.2	<p>Approved plans</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>
10.3	<p>Unforeseen Circumstances</p> <p>In the event that unforeseen circumstances prevent the works from being carried out as per the approved plans/details. Revised plans and details may be submitted to the local planning authority for approval. Once approved the works shall be carried out in accordance with the revised plans/details and retained as such thereafter.</p> <p>Reason: In the interests of ensuring a timely completion of works and to avoid undue risk to the heritage asset.</p>
10.4	<p>Materials</p> <p>Any additional materials shall match the existing in terms of size, colour and production method (in relation to brick) to ensure a cohesive and complimentary appearance.</p> <p>Reason: To ensure the architectural interest and appearance of the wall is not detrimentally impacted by the resultant works.</p>

11.	Informatives:
	The applicant is encouraged to explore a long-term plan which involves the removal of plant growth to ensure structural stability of the Town Walls going forwards.

11.	Plans:
11.1	This decision relates solely to the following plans:

	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	PLANS - 223179-MNP-XX-XX-SK-S-0001	25.06.2024	PROPOSED METHODOLOGY FOR REPAIRING FLINT WALL
	PLANS	25.06.2024	LOCATION PLAN
	PLANS - SAL-DWG-230068.01-01 OF 01 REV: P02	25.06.2024	FREE STANDING ACCESS SCAFFOLD
	REPORT	25.06.2024	HAMMER TEST/INSPECTION REPORT
	REPORT	25.06.24	DESIGN ACCESS AND HERITAGE STATEMENT
	PLANS	25.06.24	WEST ELEVATION AND VERTICAL SECTIONS THROUGH WALL

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.