

App.No: 180352 (PPP) 180353 (LBC)	Decision Due Date: 11 July 2018	Ward: Devonshire
Officer: Anna Clare	Site visit date: Numerous	Type: Planning Permission
Site Notice(s) Expiry date: 14 May 2018 Neighbour Con Expiry: 14 May 2018 Press Notice(s):		
Over 8/13 week reason: Within Time		
Location: Savoy Court Hotel, 11-15 Cavendish Place, Eastbourne		
Proposal: Planning permission for conversion of existing hotel into 15 residential self-contained flats (Listed Building Consent sought under application 180353)		
Applicant: Mr Sajjad Shah		
Recommendation: 1. 180352 Planning Application:- Subject to Legal Agreement covering: Local Labour Initiatives and Affordable Housing. Then planning permission be granted subject to conditions 2.180353 Listed Building Consent Granted Listed Building Consent subject to conditions:		

Executive Summary

This application is being reported to planning committee as it relates to a Major application.

This application proposes the conversion of an existing hotel within the secondary tourist accommodation zone. The application is accompanied by evidence outlining that the loss of the hotel/bedspace confirms with adopted local plan policies.

The delivery of 15 apartments in this highly sustainable location would contribute to meeting housing requirements within the town centre and comply with National and Local

policies. The internal/external refurbishment makes a positive contribution to the local street scene.

Planning and Listed building consent is recommended for approval.

Relevant Planning Policies:

National Planning Policy Framework

Introduction – Core planning principles

4. Promoting sustainable transport

6. Delivering a wide choice of high quality homes

7. Requiring good design

Borough Plan Policies

Saved Policies of the Eastbourne Borough Plan 2007

TO1 Tourist Accommodation Area

TO2 Retention of Tourist Accommodation

HO20 Residential Amenity

UHT1 Design of New Development

UHT15 Protection of Conservation Area

UHT17 Protection of Listed Buildings

Eastbourne Core Strategy Policy

Eastbourne Core Strategy Local Plan 2013

B1 Spatial Development

B2 Creating Sustainable Neighbourhoods

C1 Town Centre Neighbourhood

D3 Tourism

D5 Housing

D10 Historic Environment

D10a Design

Site Description:

The application site relates to a mid-terrace property on the eastern side of Cavendish Place, currently used/occupied by Savoy Court Hotel. The hotel is located within the 'secondary frontage' as identified by the Council's tourist accommodation zone.

The building is a Grade II listed building (1949) and possesses some interesting external features (canopies & railings) which add to the wider character of the area

Relevant Planning History:

030091

Reinstatement of canopies, cornices and decorative pelmet on balconies on front elevation, and replacement window to first and second floor bays.

Planning Permission

Approved unconditionally

14/04/2003

030094

Reinstatement of canopies, cornices and decorative pelmet on balconies on front elevation, and replacement window to first and second floor bays.

Listed Building Consent

Approved unconditionally

14/04/2003

Proposed development:

Planning and listed building consent is sought for the change of use from Hotel to self-contained residential accommodation.

The existing building is a hotel formed by the amalgamation of 3 former town houses; this scheme proposes to revert the building back to its original 3 property footprint. The three buildings are proposed to be converted internally to provide one flat per floor, 5 flats per building creating 15 units in total.

The conversion is supported by internal alterations and limited external changes. The main changes relates to the recreation of stair flights where they are missing, re-opening of former windows and the introduction of stairs and railings down to the lower ground floor level from the street (Cavendish Place).

The scheme proposes for each property cycle and refuse storage within the rear yard/garden area and dedicated internal domestic storage cupboards at ground floor level.

The application is accompanied by a report by the Eastbourne Tourist Accommodation Consultation Group:- *The group was established to support the Councils Tourist Accommodation SPD Feb 2017 and is considered to offer informed but impartial advice on applications that promote the loss or change of tourist accommodation with the town. The group does not have any statutory function in its own right, but its guidance will be a material consideration for EBC assessment of planning applications.*

PROPOSED ACCOMMODATION SCHEDULE

The table below illustrates how each building will be divided and the accommodation proposed and compares this with the National Space Standards.

Lower ground floor	Space provided	Size of the unit	National Space standards requirements
No 11	64	2-bed	61 sqm
13	63	2-bed	61 sqm
15	64	2-bed	61 sqm
Upper Ground Floor			
No 11	35	1 bed	50 sqm
13	39	1 bed	50 sqm
15	35	1 bed	50 sqm

First Floor			
No11	46.5	1 bed	50 sqm
13	51	1 bed	50 sqm
15	52	1 bed	50 sqm
Second Floor			
No11	41	1 bed	50 sqm
13	56	1 bed	50 sqm
15	41	1 bed	50 sqm
Third Floor			
No 11	41	1 bed	50 sqm
13	56	1 bed	50 sqm
15	41	1 bed	50 sqm

Consultations:

Internal:

Specialist Advisor (Planning Policy):-The principle of the loss of the tourist accommodation and conversion to residential is supported as it meets the criteria set out in the Tourist Accommodation Retention SPD

Economic Regeneration Officer: - Given scale of development Local Labour initiatives should be applied.

CIL Given that the scheme proposes flats then it would not be liable for a CIL charge.

Conservation Officer: This application follows significant pre application discussions and given that the historic fabric (where it exists) is to be retained and refurbished it is considered that the development would have an acceptable impact upon the character of this part of this listed terrace in particular and the wider area in general. To safeguard the import historic assets conditions are recommended.

External:

County Archaeologist – No objections to the proposals on archaeological grounds.

Eastbourne Tourist Accommodation Consultation Group:- The groups' recommendation: the panel concluded that all aspects of the SPD had been met by this proposal namely:-

- that the there is no interest in the business being brought as a going concern
- that the business is being run in a reasonable and professional manner
- that the running costs of the business cannot be covered.

Neighbour Representations:

No objections have been received.

Appraisal:

Principle of the development:

The application has been submitted following pre-application discussion, including presentation to Eastbourne Tourist Accommodation Consultation Group where full

support was given, it is considered therefore that the principle of the loss of the hotel accommodation has passed the policy tests and is deemed acceptable.

The scheme would deliver new apartments that would be evaluated as 'windfall' units in terms of the Council's 5 year housing land supply and these are to be welcomed within this highly sustainable town centre location. The lack of a 5 year housing land supply (3.16 years) is a significant material consideration in the determination of this application.

It is considered therefore that the conversion to self-contained apartment is acceptable in principle.

Impacts of the scheme:-

The main issues to consider in the determination of this application are:

- the impact on the character and appearance of the listed building and the wider conservation area,
- residential amenity and flat size
- affordable housing
- the impact on the highway network.
- other issues

The listed building and its setting

The application has been the subject of negotiations, which has resolved issues of detailing on the main facades facing Cavendish Place and the proposed layout, and in this respect there are no outstanding matters.

It is considered that the refurbishment, replacement and reinstatement of former features would result in form of development that is respectful to the listed character of this parade and the wider conservation area.

The National Planning Policy Framework places strong emphasis on good design, and states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It requires development to harmonise with the character of the area and respect local distinctiveness. It is considered that given the retained layout and external features are such that the proposal is beneficial in this respect.

The proposed alterations have the full support of the Council's Conservation officer.

It is accepted that the hotel as a business is not covering costs and if the business were to fail then there is the potential for the building to fall into disrepair affecting the local character of the area. This application if supported would help to retain the long term retention of this listed building and therefore make a positive contribution to the street scene.

Residential amenity and flat size

Given that this scheme is broadly a conversion there are no significant external works that should impact upon the residential amenity of the occupiers of adjacent residential properties in terms of loss of outlook and light. Similarly it is considered that the

residential use of the property would be likely to have less of an impact than the commercial use of the property as a hotel.

It is noted that a number of the units do not comply with the National Space Standards; however in this instance it is considered that the proposal relates to the conversion of an existing building and that this building is listed. Given this it is considered that the desire to mitigate the intrusion to the fabric of the historic asset outweighs full compliance with the space standards.

Whilst some of the converted flats are below standard they all retain sufficient natural light and ventilation.

The proposed flat sizes are comparable to those within the near vicinity for example at the former Elm Park Hotel (20-24 Cavendish Place), and at Nos 3, 5 and 7 Cavendish Place.

Given the desire to retain historic fabric, added to the desire for windfall residential units in a highly sustainable location are considered to outweigh the harm caused by the size of some of the apartments and as such a refusal based on this issue could not be justified.

Affordable housing

The scheme proposes the conversion of the building to create 15 new apartments; this would be in excess of the affordable housing threshold and as such the scheme should comply with the Councils affordable housing policy.

There is limited information on this issue within the application and will be controlled via a planning condition and or legal agreement

Parking

This is a very sustainable location in the town centre, and it would be unreasonable to require parking spaces to be provided even if it were possible. Given the size of the flats, it is unlikely that car ownership would be high. It is noted that the highway loading bays could be reassigned to general on-street parking and thereby creating an additional 6 on-street spaces.

It is considered that the conversion into residential to the density proposed is likely to place less impacts upon the local highway network than the current commercial use as a hotel.

Other issues

Given the scale of the development there is the potential to secure some local labour opportunities. This issue can be controlled via a planning condition and or a legal agreement.

Officers advise that given the pre-application discussions that have taken place and that the proposal has been reported to and obtained the approval of the Eastbourne Tourist Action Consultation Group (in accordance with established/adopted planning policy) then a refusal based around the principle of loss of tourist accommodation would expose the Council to an award of COSTS at appeal.

Human Rights Implications:

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 taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

This scheme complies with National and Local policies which aim, to safeguard heritage assets and deliver new windfall residential accommodation in a sustainable location in this regard the scheme is considered acceptable and as such planning and listed building consent is recommended.

Recommendation:**1. 180352 Planning Application**

Subject to Legal Agreement covering:

Local Labour Initiatives and Affordable Housing Initiatives. Then planning permission be granted subject to the following conditions

- 1 Time Limit
- 2 Approved Plans
- 3 External Joinery details
- 4 the cycling and refuse accommodation to be provided prior to the first occupation
- 5 hard and soft landscaping to include tree protection
- 6 construction method statement
- 7 details of new stair case and balustrade prior to the implementation of that element of the scheme
- 8 External boundary treatments
- 9 External decorative scheme
- 10 External Rainwater goods
- 11 Internal joinery details
- 12 Historic feature to be protected

2. 180353 Listed Building Consent

Granted subject to the the following conditions:

- 1 Time Limit
- 2 Approved Plans
- 3 External Joinery details
- 4 the cycling and refuse accommodation to be provided prior to the first occupation
- 5 hard and soft landscaping to include tree protection
- 6 construction method statement
- 7 details of new stair case and balustrade prior to the implementation of that element of the scheme
- 8 External boundary treatments
- 9 External decorative scheme
- 10 External Rainwater goods
- 11 Internal joinery details
- 12 Historic feature to be protected

Appeal:

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.