

Report to **Planning Application Committee**  
Date **20 February 2019**  
By **Director of Planning**  
Local Authority **Lewes District Council**  
Application Number **SDNP/18/05648/ADV**  
Applicant **Miss Joanne Attwood**  
Application **Installation of two timber fascia signs with painted lettering**  
Address **35 Friars Walk**  
**Lewes**  
**BN7 2LG**

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**Recommendation:** That the application be approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

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## **Executive Summary**

### **1 Site Description**

The application property is a detached single storey building located on the corner of Friars Walk and Styles Field. The property is within the Conservation Area.

### **2 Proposal**

The proposal is for the installation of two timber fascia signs with hand painted lettering.

This application is being presented to the Planning Committee as the building is owned by Lewes District Council.

### **3 Relevant Planning History**

N/A.

### **4 Consultations**

#### **Parish Council Consultee**

Comments awaited.

#### **LE - Design and Conservation Officer**

The re-use of the building is welcome news and the application is mainly unproblematic.

The signage is underwhelming, it uses an obvious central location to signpost the presence of the new centre, but presents slightly awkwardly. A more discrete approach might have been to have placed the sign over the glass area above the central doors. That said, I do not consider the proposal generates a level of concern sufficient to justify registering a formal objection.

Recommendation: No Objection.

## 5 Representations

One letter of representation received in support of the proposed use however objecting to the A board sign.

Lewes Conservation Area Advisory Group comment that " Group has no basic objection to the proposal, save the following: Group fails to see why a wooden shed, described as a temporary structure, should be erected beside this important building in the CA. The size and appearance of the proposed sign will be a disturbing feature and Group believe a smaller, less intrusive sign would serve equally well.

Recommendation: Objection due to shed and size of sign. Otherwise, No objection".

## 6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** and the following additional plan(s):

- Lewes District Local Plan (2003)
- South Downs National Park Local Plan - Submission 2018

Other plans considered:

- Lewes Neighbourhood Plan

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

## 7 Planning Policy

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

NPPF - Requiring good design.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** are relevant to this application:

The following policies of the **Lewes District Local Plan (2003)** are relevant to this application:

- ST3 - Design, Form and Setting of Development
- H5 - Within / Affecting Conservation Area
- ST29 - Advertisements

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

#### The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Lewes District Council - The Core Strategy (Local Plan Part 1) 2014**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

The following policies are of particular relevance to this case:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment

## **8 Planning Assessment**

8.1 The application property is a detached single storey building located on the corner of Friars Walk and Styles Field. The property is within the Conservation Area. The proposal is for the installation of two fascia signs in connection with the associated change of use from B1 to D1 Health Centre; 'The Unity Centre'.

8.2 The building is currently vacant and it is proposed to change the use of the building from its previous use as Council offices to a health centre comprising yoga studios and therapy rooms.

8.3 As part of the works it is proposed to install two fascia signs. One on the front (east) elevation above the existing front door and the other on the north side elevation above a window.

8.4 As submitted the proposal also included the siting of an 'A' board. It was considered that the placement of an 'A' board on the pavement would constitute an obstruction to the highway and the applicant subsequently amended the proposal to remove this element.

8.5 Each of the two fascia signs measures approximately 2.0m wide and 0.8m high. They are a teal colour with, pale yellow logo and white lettering for "The Unity Centre". No alterations are proposed to the elevations to site the signage as each sign will fit between the existing columns of the buildings elevations. The signs will be timber panels with hand painted lettering and will be non-illuminated.

#### Planning Policy

8.6 Saved Policy ST29 (Advertisements) of the Lewes District Local Plan requires that signage within Conservation Areas is not illuminated and this proposal accords with that policy. Policies ST3 (Design, Form and Setting of Development) and H5 (development within or affecting Conservation Areas) state that materials used in development should be of a quality, type, colour and design which is appropriate to the character of the local area. It is considered that the design and the appearance of the fascia signage is appropriate for the size of the building and the placement of the signage will not negatively impact on the fabric or appearance of the building or streetscene.

#### Representations

8.7 The Design and Conservation Officer has been consulted and raises no objection.

8.8 Lewes Conservation Area Advisory Group commented that "The size and appearance of the proposed sign will be a disturbing feature and Group believe a smaller, less intrusive sign would serve equally well.

#### Considerations

8.9 It is considered that the fascia signs would not appear out of place within the streetscene and the proposed signage does not detract from the appearance of the building or Lewes Conservation Area.

8.10 It is considered the proposal will not have a detrimental impact on the character or appearance of the Conservation Area and streetscene, in accordance with policies ST3 (Design, Form and Setting of Development), ST29 (Advertisements) and H5 (Development within or affecting Conservation Areas) of the Lewes District Local Plan and CP11 (Built and Historic Environment) of the Lewes District Joint Core Strategy and policy SD5 (Design) and SD12 (Historic Environment) of the South Downs Local Plan (Pre-submission).

8.11 The development has also been considered against the relevant policies in the Joint Core Strategy which has been adopted by the South Downs National Park. The Core Strategy is the pivotal planning document until 2030, forming Part 1 of our Local Plan and sets out the over-arching strategies that all other planning documents will need to be in conformity with. This proposal is considered to accord with Core Policy 11 Built and Historic Environment and Design.

8.12 The development is not considered to be contrary to the South Downs National Park Partnership Management Plan, which is the over-arching strategy document for the management of the South Downs National Park, and accords with Policy 50 which deals with housing, design, and supporting balanced communities.

## **9 Conclusion**

9.1 It is recommended that advertisement consent be granted.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

### **1. 5 year Advertisements**

This consent shall be for a limited period of five years from the date of this notice.

**Reason:** To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

### **2. Illumination static amenity**

The advertisement shall be of the static, non-rotating type.

**Reason:** To protect the amenities of the area to comply with Policy

### **3. Advertisements Removal**

Where an advertisement is required, under the Control of Advertisement Act 2007, to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

**Reason:** To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

### **4. Advertisements Highway Safety**

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

**Reason:** To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007

### **5. Advertisements - owner permission**

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

**Reason:** To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007

## **11. Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## **14. Proactive Working**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

Contact Officer: Matthew Kitchener (Lewes DC)  
Tel: 01273 471600  
email: matthew.kitchener@lewes-eastbourne.gov.uk

Appendices Appendix 1 - Site Location Map  
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

## **Appendix 1**

Site Location Map



## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Application Documents -	Heritage Statement		13.12.2018	Approved
Application Documents -	Signage		13.12.2018	Approved
Plans -	1:1250		02.11.2018	Approved
Plans -	1:500		02.11.2018	Approved
Plans -	D20B		18.01.2019	Approved
Miscellaneous -	design and access statement		02.11.2018	Approved
Miscellaneous -	lighting assessment		02.11.2018	Approved
Miscellaneous -	noise impact assessment		02.11.2018	Approved
Miscellaneous -	parking provision assessment		02.11.2018	Approved
Miscellaneous -	covering letter		02.11.2018	Approved
Plans -	D25B		18.01.2019	Approved

**Reasons:** For the avoidance of doubt and in the interests of proper planning.