

APPLICATION NUMBER:	LW/07/0275	ITEM NUMBER:	2
APPLICANTS NAME(S):	The Rt. Hon Lord Monk Bretton	PARISH / WARD:	Hamsey / Barcombe & Hamsey
PROPOSAL:	Listed Building Application for Conversion of village hall to four residential units and erection of bin store in adjoining car park (resubmission of LW/06/0861)		
SITE ADDRESS:	The Malthouse Village Hall, Cooksbridge Road, Cooksbridge, East Sussex, BN8 4SL		
GRID REF:	TQ 4013		

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1. SITE DESCRIPTION / PROPOSAL

1.1 Planning permission and Listed Building consent are sought to convert the village hall at The Malthouse into 4no. two storey residential units. The applications follow the withdrawal of an earlier scheme which was considered to result in too much interference with the historic fabric and character of the Grade II Listed Building.

1.2 The proposal is to provide 1no. three bedroom unit, 2no. two bedroom units and 1no. one bedroom unit. From the front, the building would remain virtually unchanged with a new conservation rooflight being provided within an existing opening and a new rooflight installed. The existing entrance is to be retained as the entrance to unit 1 and as a communal cycle store. The entrance to unit 4 is from the front of the building at its southern end, utilising an existing entrance to a storage area.

1.3 Units 2 and 3 are to be accessed from the rear of the building through a new door opening. A further door opening is to be formed at the northern end of the rear elevation in the position of a former window opening. The ground level is to be lowered in the immediate vicinity of the proposed doorway to enable the opening to be enlarged to full door height. Within the rear roofslope, four new conservation rooflights and a new dormer window are proposed plus the enlargement of an existing dormer. Internally, the residential units would be formed with minimal interference to the fabric of the building, with the original floor level reinstated by dropping the internal level.

2. RELEVANT POLICIES

LDLP: – H02 – Listed Buildings

3. PLANNING HISTORY

LW/06/0861 - For conversion of redundant Malthouse to create four residential units - **Withdrawn**

LW/06/0863 - Change of use and conversion of building to four residential units with associated car parking - **Withdrawn**

LW/06/0957 - Erection of a detached dwelling and garage - **Withdrawn**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Tree & Landscape Officer Comments – Revised plans now show adequate tree protection measures. This being the case, the proposal appears acceptable.

Environmental Health – No comments

ESCC Highways – No objection

Design & Conservation Officer – This attempt further reduces the impact of the proposal on the Listed Building and is in my view a more acceptable solution. We still have some loss of historic fabric and character to the rear where new openings are proposed, but with any malthouse conversion this is always an issue, as the buildings have an essentially blank form with limited openings usually.

The malthouse here has been extensively altered in the past to form a village hall from the original form of house and malting floors.

Internally and externally, there have been previous changes of character and the changes proposed now will again alter the building's form and lose some further character, but this is always a factor when considering any work to a historic Listed Building. This scheme has been revised to minimise intervention into historic fabric and requires one new door in a reopened and extended window opening, and one completely new opening. On balance in order to achieve an economic re-use here the changes are considered acceptable in Listed Building terms. There are a few items of detail which need to be addressed and this can be covered by planning condition.

The South Downs Society – Not received

South Downs Joint Committee – Provided the development does not result in the loss of a desirable community facility and your Conservation Officer is satisfied with the proposed alterations to this Listed Building, they have no objection to this application.

Main Town Or Parish Council – No objections to the change of use. However, not enough consideration has been given to the increased traffic entering and exiting the A275, with the hazard of parked vehicles on the Malthouse side of the highway. Concerns about loss of privacy from end window which would overlook bedroom window in Bouverie Cottage. Larger windows and additional exterior doors will spoil the original scale and architectural integrity of the building. Concern at excavation works damaging roots of preserved Sycamore.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 29 letters of objection received - changes will harm historic character and appearance of Listed Building; loss of parking spaces for residents; increased congestion in Malthouse Way; works will harm preserved tree; increased traffic hazards at junction with A275; loss of children's play area; harm to bat colony in the Malthouse; overlooking and loss of privacy; paths and defined car park will detract from natural setting of building; bin store will have negative impact on setting of Listed Building; position of bin store will result in smells for neighbouring residents; Malthouse should be re-used for business purposes; who will be responsible for maintenance of garden area.

6. PLANNING CONSIDERATIONS

6.1 The main considerations with this proposal are discussed in the report relating to the corresponding planning application (LW/07/0273).

6.2 As described above, the works to the building have been reduced from the previous scheme and the impact is now considered to be acceptable. There is some loss of historic fabric and character at the rear but this is inevitable with any conversion of malthouse buildings, which tend to have an essentially blank form with limited openings. The Council's Design & Conservation Officer considers that the proposal is acceptable as the building has been previously altered to form the village hall and is no longer in its original form. In order to achieve an economic re-use of the building he considers that the proposed change is suitable and will not harm the character of the Listed Building, subject to detail.

6.3 For this reason, Listed Building consent can be granted.

7. RECOMMENDATION

That Listed Building consent is granted.

The application is subject to the following conditions:

1. The rooflights shown on the submitted drawings are not acceptable and no development shall take place until details of alternative rooflights, which shall be of a minimum size 'Conservation' style, with a metal frame, low profile and mid glazing bars fitted flush with the roof plane shall be submitted to and approved in writing by the Local Planning Authority and only such a rooflight shall be inserted and thereafter permanently retained as such to the satisfaction of the Local Planning Authority.

Reason: To protect the historic fabric and character of the Listed Building having regard to Policy H2 of the Lewes District Local Plan.

2. Before the development hereby approved is commenced on site, details of all new joinery (windows and doors) at a scale of at least 1:20 shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To protect the historic fabric and character of the Listed Building having regard to Policy H2 of the Lewes District Local Plan.

3. No development shall take place until an engineers report has been submitted and approved by the Local Planning Authority fully detailing the works to lower the internal floor level based on a survey of the existing building. The works shall be carried out in accordance with the approved details.

Reason - To protect the historic fabric and character of the Listed Building having regard to Policy H2 of the Lewes District Local Plan.

4. No works to insert the door within the blocked window opening on the east elevation shall be carried out until full details of all alterations to the existing structure have been submitted to and approved in writing by the Local Planning

Authority. The existing head and quoins should remain in situ and the new opening formed by reducing the cill level and inserting matching quoins below.

Reason - To protect the historic fabric and character of the Listed Building having regard to Policy H2 of the Lewes District Local Plan.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Justification Statement	27 February 2007	
Location Plan	27 February 2007	1:1250
Existing Elevations	27 February 2007	05-728-01
Existing Floor Plans	27 February 2007	05-728-01
Sections	27 February 2007	05-728-01
Block Plans	15 May 2007	05/728/10
Proposed Elevations	10 May 2007	05-728-07C
Planning Layout	10 May 2007	05-728-07C
Proposed Floor Plans	10 May 2007	05-728-03K
Proposed Elevations	10 May 2007	05-728-04L
Sections	10 May 2007	05-728-04L

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 Policy H2 of the Lewes District Local Plan.