

APPLICATION NUMBER:	LW/07/0273	ITEM NUMBER:	1
APPLICANTS NAME(S):	The Rt. Hon. Lord Monk Bretton	PARISH / WARD:	Hamsey / Barcombe & Hamsey
PROPOSAL:	Planning Application for Change of use and conversion of village hall to four residential units and erection of bin store in adjoining car park (resubmission of LW/06/0863)		
SITE ADDRESS:	The Malthouse Village Hall, Cooksbridge Road, Cooksbridge, East Sussex, BN8 4SL		
GRID REF:	TQ 4013		



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: – RE10 – Community Infrastructure

LDLP: – H02 – Listed Buildings

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – ST10 – Natural Features Habitats and Protect

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LW/06/0861 - For conversion of redundant Malthouse to create four residential units - **Withdrawn**

LW/06/0863 - Change of use and conversion of building to four residential units with associated car parking - **Withdrawn**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

Natural England – No objection

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 buildings 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 the principle of the change of use, the impact on the character and appearance of the Listed Building, the impact on residential amenity, parking and traffic implications and the impact on wildlife.

6.2 The proposed use of the building, which lies within the Planning Boundary, would not result in the net loss of a community building as the Parish Council are relocating to the renovated building on the nearby recreation ground in the autumn. Consequently, it is not considered that the proposal is in conflict with Policy RE10 of the Lewes District Local Plan. There is no objection to the principle of the residential use of the building provided any conversion works are carried out sympathetically.

6.3 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.

6.4 The occupiers of Bouverie Cottage to the north have objected on the grounds of overlooking and loss of privacy to their property, primarily from the existing window in the northern end of the malthouse which is to serve bedroom 2 of Unit 1. Bouverie Cottage has a secondary bedroom window located on the side elevation but positioned towards the front of that property. Bouverie Cottage is set forward of the malthouse at the rear and any view from the bedroom window to Unit 1 will be oblique and unlikely to result in direct overlooking of the bedroom of Bouverie Cottage or its garden. Overlooking from the rear windows of the malthouse are not considered to result in a serious loss of privacy when compared with the existing use of the building or any other alternative use of the building. Consequently, objections on loss of amenity cannot be sustained.

6.5 A number of objections have been received on the grounds that the proposal will result in the loss of a parking area which is presently in use by residents of Malthouse Way and other properties in the vicinity. Six parking spaces are to be provided within the existing rear parking area for use by the occupants of the proposed flats. There is no requirement to provide spaces for other residents as the original spaces were for use in connection with the

village hall only and not for general use. While they appear to have been used in the past by local residents, an objection on the grounds of the loss of these spaces is not a sustainable one. The increase in traffic resulting from the use is not considered to result in serious traffic hazards or congestion and the Highway Authority has no objection to the proposal.

6.6 The parking area also includes the provision of a bin store which is to be a 4.2m high pitched roof structure constructed of timber with clay tiles, to be located adjacent to the parking spaces on the northern boundary. It is not considered that this modest building will have an adverse impact on the setting of the Listed Building or its neighbours. It is to be constructed to enable the roof to be used as a bat roost. The main malthouse building is also to be converted to enable the central part of the loft space to be available to bats with access points created under the main eaves and dormer eaves. This follows the carrying out of a bat survey by the applicants which confirmed that there was evidence of bat activity within the building.

6.7 The works to the rear area of the malthouse also involve the provision of a brick pathway to unit 1 and to the shared entrance to units 2 and 3. These works will not impede upon the rooting system of the very important preserved sycamore tree which dominates this area and the Council's Tree & Landscape Officer has no objection to the proposal. This area may also have been used as an informal play area by local residents in the past but this was not a formal arrangement and its loss is not a valid reason to object to the application.

6.8 It is considered that the proposal represents an economic and sympathetic re-use of the building and the proposal will not harm the historic fabric or character of the Listed malthouse. Permission can be granted.

7. RECOMMENDATION

That planning permission 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.

5. The development hereby approved shall not be brought into use until the attached Highway Authority Technical requirements have been carried out, unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of local highway conditions having regard to [Policy ST3](#) of the Lewes District Local Plan.

6. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to [Policy ST3](#) of the Lewes District Local Plan.

7. All trees, shrubs and hedges within the site, to be retained, shall be protected by 1m high fences for the duration of the building works at a distance equivalent to the outer most limit of the branches or half the height of the tree or whichever is the greatest or such other distance as may be agreed in writing by the Local Planning Authority. No materials or plant shall be stored, rubbish dumped, fires lit or buildings erected within the fenced area and no changes in ground level or excavations may be made within the exclusion zone of the tree, shrub or hedge without the prior consent in writing of the Local Planning Authority, in accordance with BS.5837 - Trees in Relation to Construction.

Reason: To preserve trees on the site and in the interest of visual amenity and environment having regard to [Policy ST12](#) of the Lewes District Local Plan.

8. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to **Policy ST3** of the Lewes District Local Plan.

9. Before the development hereby approved is commenced on site, details/samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to **Policy ST3** of the Lewes District Local Plan.

10. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only.

Reason: In the interests of highway safety having regard to **Policy ST3** 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
Sections	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 Policies H2 and RE10 of the Lewes District Local Plan.