

<b>APPLICATION NUMBER:</b>	LW/07/0741	<b>ITEM NUMBER:</b>	<b>6</b>
<b>APPLICANTS NAME(S):</b>	Beaufort Building Limited	<b>PARISH / WARD:</b>	Lewes / Lewes Castle
<b>PROPOSAL:</b>	Planning Application for Amendment to planning permission LW/06/1516 to enable subdivision of previously approved residential accommodation over shop unit resulting in the formation of three flats and a studio flat plus other alterations including a dormer at the rear		
<b>SITE ADDRESS:</b>	177 High Street, Lewes, East Sussex, BN7 1YE		
<b>GRID REF:</b>	TQ 4110		

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## 1. SITE DESCRIPTION / PROPOSAL

1.1 Planning permission was granted in February 2007 to convert the existing flat above Unwins and the storage area at the rear of the shop into three flats. This followed the grant of permission in February 2006 for the conversion to two flats. The use of the upper floor and rear space for residential purposes is therefore acceptable in principle. The property is Grade II Listed and lies within the Lewes Conservation Area in the High Street.

1.2 This application seeks consent to form an additional self contained studio flat by utilising the proposed living room to the front two bedroom flat. The property will therefore consist of a retail unit and four residential units.

## 2. RELEVANT POLICIES

**LDLP: – H02 – Listed Buildings**

**LDLP: – H05 – Conservation Areas**

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

**LDLP: – E03 – Town Centres**

## 3. PLANNING HISTORY

**LW/06/1515** - Conversion of rear from A1 (shop) to residential & sub-division of existing residential over shop unit to form three flats including dormer at rear & alterations - **Approved**

**LW/06/1516** - Change of use of rear from A1 (shop) to residential & sub-division of existing residential over shop unit to form three flats including dormer at rear - **Approved**

**LW/06/0035** - Listed Building application for Change of Use of rear of building from A1 (shop) to residential and subdivision of existing residential over shop unit including new staircase, partitions and windows to the rear to form two flats - **Approved**

**LW/06/0034** - Change of Use of rear of building from A1 (shop) to residential and subdivision of existing residential over shop unit to form two flats - **Approved**

**LW/05/1946** - Listed Building application for conversion of rear from A1 (shop) to residential and sub-division of existing residential over shop unit including alterations to rear - **Refused**

**LW/05/1945** - Change of use of rear from A1 (shop) to residential and sub-division of existing residential over shop unit - **Refused**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Lewes Town Council** – Object. Concerns regarding density and the addition of a studio flat is creeping overdevelopment of the site.

**Environmental Health** – Not received

**Design & Conservation Officer** – Many of the concerns raised previously have now been overcome or addressed in the amended plans and additional information.

Concern is raised over the CavityTech report dated 29th August 2007 which suggests significant stripping of wall to enable treatment of timbers. A condition needs to be attached to any approval stating that notwithstanding the submitted details a clear understanding of the cause of the insect infestation and the proposed solution to this infestation needs to be demonstrated prior to any agreement to treatment.

The materials shown on the plans for the new dormer window are unacceptable. Higher quality materials are required, lead should be used. A condition needs to be attached to any consent stating that notwithstanding the submitted details the materials and detailing of the dormer window needs to be agreed by the LPA.

**ESCC Highways** – No objection subject to provision of one cycle space per unit within a covered and secure area

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 Friends of Lewes - Object. Consider that the addition of a further dwelling now amounts to the overdevelopment of this building.

5.2 One letter of objection received - loss of commercial/shop storage space will be detrimental to the High Street. Will create pressure on waste disposal and recycling services. Lack of parking will lead to more congestion.

## **6. PLANNING CONSIDERATIONS**

6.1 The main considerations in the determination of this application are the impact that the formation of one additional residential unit will have on the area and the impact on the historic fabric and character of the Listed Building. A separate application for Listed Building consent is reported elsewhere on the agenda (LW/07/0738).

6.2 The proposed studio flat is to be provided at the front of the building on the first floor. It will be a small unit, having a floor area of 30.7m<sup>2</sup>. The Council does not have any policies setting out minimum floorspace requirements and no objection can be raised to the provision of such a unit in principle. The building will contain a bike and bin store at the rear which will alleviate concerns over refuse being left out on the street. The secure bike store will encourage occupants to use alternative modes of transport in this sustainable location. No highway objection has been raised to the lack of on-site parking bearing in mind the town centre location. The provision of four flats will also make better use of the building and help the vitality of the town.

6.3 A previous application for three flats was refused in 2005 as the extent of the conversion works involved would have resulted in harm to the historic

fabric and character of the Listed Building. However, this application has overcome many of the Council's previous concerns and the works to the building are now considered to respect its historic fabric and character. Subject to the submission of further details in respect of certain aspects of the work, the Council's Design & Conservation Officer has no objection to the proposal and the application can be supported.

## 7. RECOMMENDATION

That permission is granted

### **The application is subject to the following conditions:**

1. The development hereby approved shall not be occupied until a secure and covered space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for four bicycles to be stored, and the spaces shall be made permanently available for that use.

Reason: To ensure adequate space is provided for the storage of bicycles to encourage non car modes of transport having regard to Policy ST3 of the Lewes District Local Plan.

2. No development shall take place until further details/manufacturer's details have been submitted to and approved in writing by the Local Planning Authority in respect of the proposed damp proofing measures to the building. No damp proofing shall be carried out except 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.

3. The brick floor in the rear ground floor room shall be reused wherever possible. No development shall take place until details have been submitted to and agreed in writing by the Local Planning Authority showing the extent to which these bricks are to be reused and thereafter 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.

4. Before the development hereby approved is commenced on site, full details of all rooflights 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

5. Before the development hereby approved is commenced on site a full schedule and elevations of windows and doors to a scale of 1:20 and horizontal and vertical cross sections to a scale of 1:1, indicating which are to be re-used and

their treatment shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the historic fabric of the building having regard to Policy H2 of the Lewes District Local Plan.

6. The existing lath and plaster finish shall be retained wherever possible. Details of the walls to be retained together with any alternative internal treatment, and the extent of repairs proposed, shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter 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

7. 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.

8. Notwithstanding the submitted details in respect of proposed timber treatment, a clear understanding of the cause of the insect infestation of the building and the proposed solution to this infestation should be submitted to the local planning authority and agreed in writing prior to any agreement to treatment. The agreed solution shall thereafter be implemented.

Reason - To protect the historic fabric and character of the listed building having regard to Policy H2 of the Lewes District Local Plan

9. The submitted dormer window details are unacceptable. Alternative details of the proposed materials (which should include the use of lead) and detailing of the dormer window should therefore be submitted to and agreed in writing with the local planning authority before the development commences and thereafter 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

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	6 June 2007	1:1250
Block Plans	6 June 2007	1:500
Design & Access Statement	6 June 2007	

Other	9 October 2007	STRUCTURAL REPORT
Proposed Floor Plans	9 October 2007	SK1A
Proposed Floor Plans	9 October 2007	SK2A
Proposed Floor Plans	9 October 2007	SK3A
Other	9 October 2007	REPORT NO:39845
Proposed Floor Plans	9 October 2007	844.300
Proposed Floor Plans	9 October 2007	844.301
Roof Plans	9 October 2007	844.302
Sections	9 October 2007	844.302
Proposed Elevations	9 October 2007	844.303
Sections	9 October 2007	844.303
Proposed Floor Plans	9 October 2007	844.304
Proposed Floor Plans	9 October 2007	844.305
Proposed Floor Plans	9 October 2007	844.306
Proposed Floor Plans	9 October 2007	844.307
Sections	9 October 2007	844.308
Sections	9 October 2007	844.309
Proposed Floor Plans	9 October 2007	844.310
Sections	9 October 2007	844.310
Other	9 October 2007	DOOR SCHEDULE
Proposed Floor Plans	9 October 2007	844.311
Sections	9 October 2007	844.311
Other	9 October 2007	DOOR SCHEDULE
Proposed Elevations	9 October 2007	844.311
Roof Plans	9 October 2007	844.312
Sections	9 October 2007	844.312

**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 E3 of the Lewes District Local Plan.