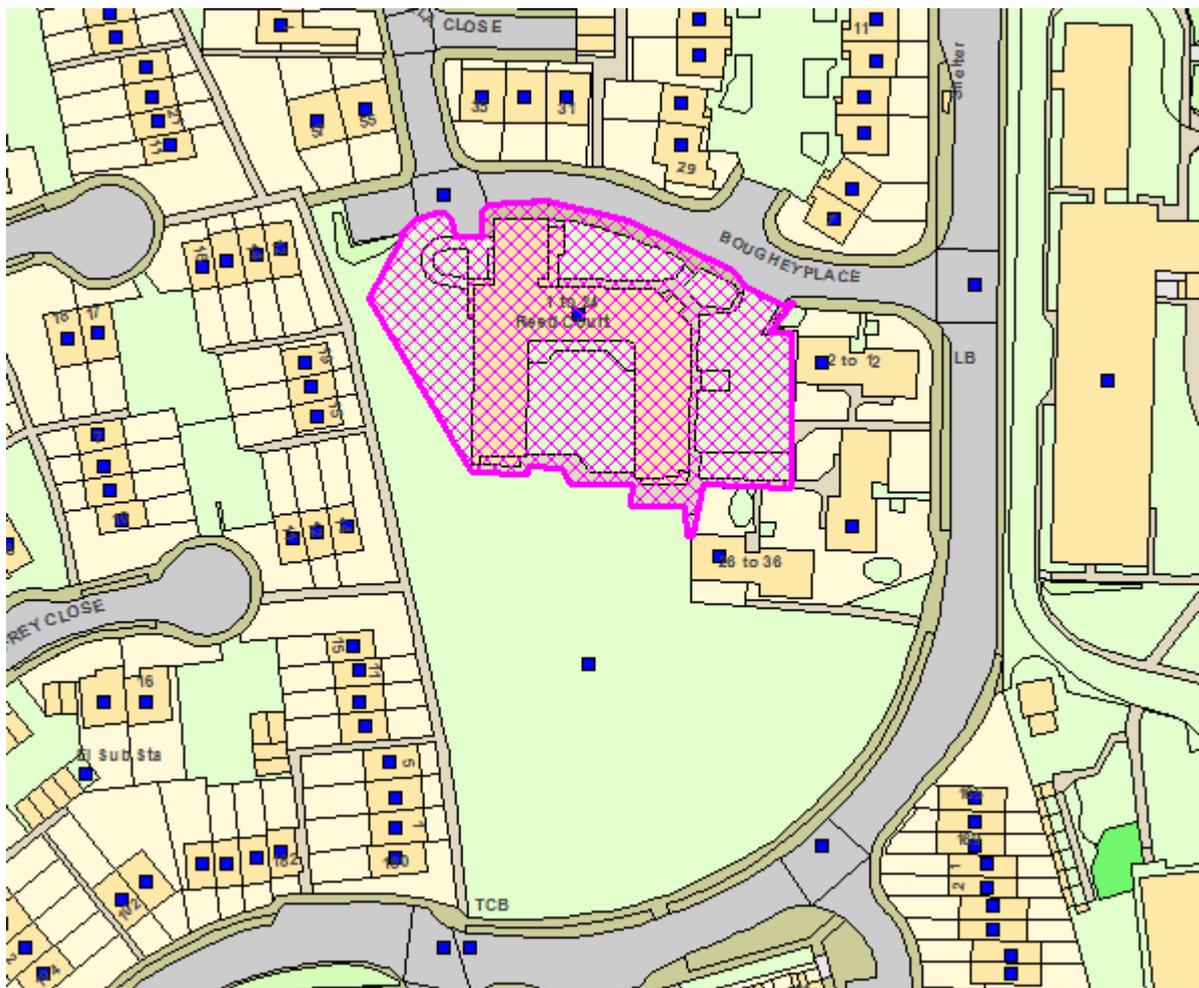


**Report to:** Planning Applications Committee  
**Date:** 27 April 2022  
**Application No:** SDNP/21/02062/FUL  
**Location:** Reed Court, 38 Boughey Place, Lewes  
**Proposal:** Removal of existing timber cladding and provide new cladding; replacement of timber windows with Non-Combustible and 30/30 fire-rated windows and intumescent-filled ventilation grills; provision of new roof/wall-mounted automatic ventilation openings; new window for dining lounge, east elevation and associated alterations.

**Applicant:** Mr N. Maunick  
**Ward:** Lewes Bridge  
**Recommendation:** Permission is granted.  
**Contact Officer:** **Name:** Christopher Wright  
**E-mail:** [christopher.wright@lewes-eastbourne.gov.uk](mailto:christopher.wright@lewes-eastbourne.gov.uk)

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**IMPORTANT NOTE:** This scheme is CIL liable.  
**Map Location:**



## 1. **Executive Summary**

- 1.1 This application is presented to the Planning Applications Committee because the applicant is Lewes District Council.
- 1.2 These proposals for re-cladding, replacing windows and adding automatic opening vents are considered to be acceptable and would generally enhance the appearance of the building and having a positive impact on wider visual amenity. The proposals would also improve insulation and fire resistance and safety, which is supported.
- 1.3 Approval is recommended, subject to conditions, and based on the information and details submitted.

## 2. **Relevant Planning Policies**

### 2.1 National Planning Policy Framework

NPPF04 - Decision-making

NPPF12 - Achieving well-designed places

### 2.2 South Downs Local Plan

Core Policy SD1 - Sustainable Development

Core Policy SD2 - Ecosystem Services

Strategic Policy SD4 - Landscape Character

Strategic Policy SD5 - Design

Strategic Policy SD9 - Biodiversity and Geodiversity

Strategic Policy SD48 - Climate Change and Sustainable Use of Resources

Strategic Policy SD49 - Flood Risk Management

### 2.3 Lewes Neighbourhood Plan

Policy LE1 - Natural Capital

Policy PL2 - Architecture and Design

## 3. **Site Description**

- 3.1 The application site is located in the north-western part of Lewes on the east side of the River Ouse, in an area known as Old Malling. The site is situated on the southern side of Boughey Place, a short distance west of the junction with Old Malling Way.
- 3.2 Reed Court comprises 24 no. purpose-built flats designed for accommodation by

the elderly. Having a C-shaped footprint and backing onto a green space, the building is two storeys in height, with an additional third storey at attic level, which is recessed back from the floors below. The building is not Listed and is not in a Conservation Area. The site is however in the South Downs National Park.

#### **4. Proposed Development**

4.1 As the applicant is Lewes District Council, the decision cannot be taken under delegated powers and the application is thereby presented to the Planning Committee.

4.2 The list of proposed works including external alterations is as follows:

- Existing timber cladding is to be removed and replaced with new cladding to the external walls
- Some of the existing timber windows are to be removed and replaced with Non-Combustible and 30/30 fire-rated windows and intumescent-filled ventilation grills.
- Fire compartmentation of interior corridor and staircases.
- Provision of new roof-mounted and wall-mounted automatic ventilation openings.
- Removal of small storerooms attached to the building facade as to mitigate fire risk.
- Provide a new window to the dining lounge on the east side.

4.3 The existing timber cladding is dark green timber and would be replaced with white coloured Cedral fibre cement board.

4.5 The dark-grey coloured windows would be replaced with non-combustible timber windows painted dark grey. The automatic opening vents on the east and west facades would be powder coated aluminium, also in a dark grey finish. Four automatic opening vents are proposed on the roof, and these would be dark grey in colour too.

#### **5. Relevant Planning History**

5.1 LW/76/0544 - Old persons flats and warden accommodation. Approved 22 June 1976.

5.2 LW/75/1580 - 208 Dwellings, 1,2 & 3 storey houses & 3 storey flats. Old Aged Pensioner Flats and Shop. Permitted Development Restrictive Condition No. 8, 9. Approved 27 April 1976.

#### **6. Consultations**

##### **6.1 Main Town or Parish Council – Neutral**

Most committee members were neutral regarding these plans, although there was some positive support and a comment appreciating improvements in energy efficiency and fire safety.

## 7. Neighbour Representations

- 7.1 No representations have been received from neighbours or other interested parties.

## 8. Appraisal

- 8.1 Sec 38 (6) of the Planning Compulsory Purchase Act 2004 requires that regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 8.2 The NPPF also advises that there is a presumption in favour of sustainable development.

The site is located within the South Downs National Park and therefore determine by the SDNPA who further to the presumption in favour of sustainable development and sec 38 (4) of the statutory purposes and duty of the National Park are:

- o Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- o Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- o Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

### Design and Appearance

- 8.3 Strategic Policy SD5 of the Local Plan, "Design" states that:

1. Development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:
  - a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;
  - b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;
  - c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;
  - d) Create high-quality, clearly defined public and private spaces within the public realm;

- e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;
- f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;
- g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;
- h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;
- i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;
- j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and
- k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

8.4 Policy PL2, "Architecture and Design", of the Lewes Neighbourhood Plan states that modern construction techniques and the use of durable and attractive materials will be supported outside the Lewes Conservation Area and the Malling Deanery Conservation Area, where they result in good design which respects the Design Guidance. The design guidance requires development to be well-integrated into the site, neighbourhood and the wider town and become part of a unified interrelated composition. High quality contemporary and innovative design is encouraged outside of the historic core, if sensitive to its neighbours.

8.5 The proposed internal alterations to improve fire safety are welcomed, however, in themselves these works do not require planning permission.

8.6 On the roof, the four proposed automatically opening vents would be on the flat section of roof as opposed to the pitched roof of the attic storey above. Two are proposed in the space behind the pitched roof of the front entrance projection on the north elevation, one on the east elevation near to the tip of the eastern wing of the building, and one on the south elevation at the tip of the western wing to the building.

8.7 Two additional vents are proposed on the pitched roof on the north elevation, again positioned behind the roof to the entrance projection at the front of the main building, and therefore more recessed and hidden from wider views. The second vent would be on the southern roof slope of the northern wing, right at the north-east corner where the building turns, adjacent to an array of solar panels and again relatively well hidden from wider views.

- 8.8 The removal of the two shed structures would enhance the overall appearance of the building, and the proposed fenestration would have similar proportions and configuration to existing, but with more ventilation and glazing bar detailing. This element of the proposals is not considered to detract from the overall character and appearance of the building.
- 8.9 The re-cladding of the external walls will improve the fire resistance of the building, particularly alongside the car park, and the light colour would brighten and modernise the overall appearance of the development in a way that is considered to enhance visual amenity.

### Ecosystem Services

- 8.10 In order to meet the requirements of policies SD2 and SD9 of the Local Plan the applicant has submitted an Ecosystem Services Statement.
- 8.11 Policy LE1 of the Neighbourhood Plan, “Natural Capital”, requires that where appropriate to the site concerned, the ecosystem services provided by the development should enhance those that the site already contains. Support will be given to proposals that demonstrate a net gain in the existing natural capital.
- 8.12 The existing area of all-weather season grassland to the south and west sides of the building supports wildlife and drain water naturally into the ground. This feature of the site will not be negatively affected by the proposals.
- 8.13 The mature trees around the building are to be retained. There are existing solar panels on the building and these produce renewable energy. The proposed facade remediation works will improve natural ventilation to the building's communal areas and overall thermal performance by retrofitting recycled insulation and fibre cladding. The material removed from the building, timber cladding, and windows will all be recycled and reused as raw material.
- 8.14 In view of the scale and nature of the proposed development, these measures are considered to be acceptable.

### **9. Human Rights Implications**

- 9.1 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 considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.

### **10. Recommendation**

- 10.1 The proposed development is acceptable in principle and no significant adverse impact on visual amenity or neighbour amenity is foreseen. Accordingly approval

is recommended.

## 10.2 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

## 11. **Background Papers**

11.1 None.

### **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 Received	Status
Plans - Localization and Site Plans	1000		14.04.2021	Approved
Plans - Proposed Ground Floor Plan	2001		14.04.2021	Approved
Plans - Proposed First Floor	2002		14.04.2021	Approved
Plans - Proposed Roof Plan	2003		14.04.2021	Approved
Plans - Proposed West/East Elevations	2020		14.04.2021	Approved
Plans - Proposed North/South Elevations	2021		14.04.2021	Approved
Plans - Proposed Section A-A/B-B	2101		14.04.2021	Approved
Plans - Proposed Section C-C/D-D	2102		14.04.2021	Approved
Plans - Proposed Section E-E/F-F	2103		14.04.2021	Approved

Plans - Proposed Wall External Wall Types	2400		14.04.2021	Approved
Plans - Proposed Materials	2800		14.04.2021	Approved
Plans - Urban Context	2900		14.04.2021	Approved
Application Documents - Ecosystem Action Plan.	2100		23.04.2021	Approved

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