

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... [REDACTED] ..... date 24.12.04

Report considered and agreed by Team Leader Development, Minerals and Waste Group

..... [REDACTED] ..... date 24/12/04.

Report by: **Director of Transport and Environment**

Proposal: **Removal of galvanised steel sliding folding access door to kitchen and replacement with aluminium entrance doors and side screen**

Site Address: **Isabel Blackman Centre, Winding Street, Hastings**

Application No: **HS/2358/CC**

Applicant: **Director of Social Services**

Key Issues:            i)     **Siting and design in the Conservation Area**  
                              ii)     **Waste minimisation**

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### **RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:**

**Under the powers delegated to me by the Council I resolve to grant planning permission subject to the conditions set out in the recommendation.**

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### **CONSIDERATION OF RELEVANT PLANNING MATTERS**

#### **1.     The Site and Surroundings**

The Isabel Blackman Centre is situated in the Old Town area of Hastings, to the west of the Bourne (A259). All of the site is within the Old Town Conservation Area.

To the north, west and south of the centre are a mix of uses including retail and residential.

The Isabel Blackman Centre is a two storey building with a pitched roof, and is situated on a relatively flat site. It has been constructed in a variety of materials including dark red multi stock brickwork, white and black painted render, and white painted cladding. The window frames are white upvc. The roof tiles are a pale grey/brown, and have been significantly weathered so that yellow lichen now covers the majority of the tiled roof.

A small single storey storage/garage area adjoins the main building to the west and has a flat roof. The external walls have been constructed in dark red multi stock brickwork, with access from a steel galvanised door. Above this door is a black painted panel which reaches roof height.

#### **2.     The Proposal**

It is proposed to remove the galvanised steel sliding folding access door which is on the far western side of the southern elevation of the Isabel Blackman Centre. The existing access door is approximately 3m in width, and 2.2m in height.

It is proposed to replace the existing sliding folding access door with aluminium double doors and a side screen. The 1.8m wide entrance doors would have white coated aluminium frames, with the 1.2m side screen to the west. The black painted panel above the proposed doors will remain in place.

### **3. Site History**

Granted – 1983 – HS/792/CC. Change of Use of existing first floor residential accommodation to extend day centre facilities and provision of a new lift shaft on the main elevation.

### **4. Consultations and Representations**

Hastings Borough Council Raise no objections to the proposed development.

Neighbours No representations received.

### **5. The Development Plan policies of relevance to this decision are:**

East Sussex and Brighton & Hove Structure Plan 1991-2011: Policy S1 (Sustainable Development); EN1 (The Environment); W10 (reduce, reuse, recycle).

Waste Local Plan Second Deposit Draft April 2002 : WLP11 (construction industry waste).

Hastings Local Plan Adopted 14 April 2004: DG1 (Development Form); C1 (Development in Conservation Areas).

### **6. Considerations**

#### Siting and design in the Conservation Area

Policy S1 of the East Sussex and Brighton & Hove Structure Plan seeks to ensure that development protects and enhances the attractiveness and individual character of urban areas for residents and visitors, and protects and enhances conservation areas and their settings. Policy EN1 seeks to ensure that development conserves and enhances the character and quality of the built environment.

Hastings Local Plan policy DG1 seeks to ensure that development is sympathetic with the character and appearance of the area, and is suitable in scale, massing, design, appearance, materials, layout and siting, both in itself, and in relation to nearby buildings, spaces and views. Policy C1 seeks to ensure that development within Conservation Areas is not granted unless: the proposal conserves or enhances the buildings and the street scene, it contributes to the character and appearance of the area; there is a high standard of design and detailing reflecting the surrounding architectural style, scale, massing and boundary treatment; the same high quality and traditional materials are used that are sensitive to neighbouring properties; and, the layout and arrangement of the building(s) follows the pattern of the existing development.

The existing galvanised door is in a prominent location on Winding Street. It is easily seen from the public realm and is within a Conservation Area. Because of its form and design it

does appear as an alien element in the street scene and can be considered to distract from the appearance of the area. In these terms the replacement of the door is to be welcomed.

It is considered that the proposed replacement of the existing galvanised steel door with aluminum doors and a side screen would be a significant improvement in terms of visual impact, and in conserving and enhancing the character and appearance of the conservation area. However, some further clarity is needed to confirm the detailed arrangement and finish of the side screen and the associated panel to ensure that it integrates well with the existing adjoining building and the surrounding environment. It is recommended that a condition be attached to the permission requesting details of the external finish. Subject to this condition it is considered that the proposed alterations comply with the development plan policies and particularly the objectives for the conservation area.

#### Waste minimisation

Policy W10 of the East Sussex and Brighton and Hove Structure Plan and policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan Second Deposit seek to reduce the amount of construction industry waste arising from development.

No information regarding how the existing steel door is to be reused or recycled after its removal from the site has been provided with the application. Accordingly a waste minimisation condition is recommended to be attached to the permission to minimise the generation of waste.

### **7. Conclusion and reasons for approval**

The proposed development is considered to be in accordance with Section 54A Town and Country Planning Act 1990, and is considered to be acceptable in terms of impact on siting and design in a conservation area and waste minimisation subject to conditions. It is therefore considered to be in accordance with East Sussex and Brighton & Hove County Structure Plan 1991- 2011 policies S1, EN1 and W10, East Sussex and Brighton & Hove Waste Local Plan Second Deposit April 2002 policy WLP11, and Hastings Local Plan Adopted 14 April 2004 policy DG1 and C1.

There are no material considerations which indicate a refusal.

### **8. Recommendation**

It is recommended to grant planning permission for HS/2325/CC subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission. Written notification of the date on which development is begun shall be sent to the Director of Transport and Environment within 7 days of that date.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The works of construction and demolition shall be undertaken in a manner whereby the amount of construction waste resulting from the development shall be reduced to smallest amount possible and every effort be made to reuse, recycle or compost material arising in accordance with the best practicable environmental option.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with policy W10 of the East Sussex and Brighton and

Hove Structure Plan 1991-2011 and WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2004.

3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the side screen and the treatment of the black panel above the doors have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details (N1a).

Reason: To provide for the proper integration of the development into the site and to comply with policies EN1 and S1 of the East Sussex and Brighton and Hove Structure Plan 1991-2011, and policy DG1 and C1 of the Hastings Local Plan Adopted 14 April 2004.

BOB WILKINS  
Director of Transport and Environment  
24 December 2004  
Policy:

Contact Officer: Tessa McGilvary      Tel.No. 01273 481629

Councillor Kramer

**BACKGROUND DOCUMENTS**

HS/2358/CC

HS/792/CC