

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [REDACTED] date 4.1.2005

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

..... [REDACTED] date 4th January 05.

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

Proposal: **Retention of two storey mobile building**

Site Address: **Lewes Library, Albion Street, Lewes**

Application No: **LW/333/CC/8**

Applicant: **Director of Education and Libraries**

Key Issues: i) **Design and siting;**
 ii) **Impact on Residential Amenity;**
 iii) **Impact on a Listed Building; and**
 iv) **Impact on a Conservation Area.**

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.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

Lewes Library is located in a predominantly residential area of Lewes on the corner of East Street and Albion Street. The main pedestrian access to the library is from Albion Street and to the east of the site there is a bus station.

The main, permanent library building is Grade II Listed and the whole site is within the Town of Lewes Conservation Area. It has a Victorian gothic design of red-brick elevations, a slate tiled, pitched roof, and white painted timber window frames. The mobile building is attached to the eastern elevation of the permanent building has two-storey, pink elevations, white window frames and a flat bituminous felt roof.

2. The Proposal

The applicant seeks the retention of a two storey mobile building to be removed on the completion of the permanent library development.

Building work has begun on a new Lewes Library, and its expected time of full operation is summer 2005. This library will replace the use of the existing library building on Albion Street. Once the new library is open, there will be no need for the temporary building to remain.

3. Site History

2002 – LW/333/CC/7 – Granted – To retain the temporary extension to the library in East Street until 30 November 2004.

4. Consultations and Representations

Lewes District Council: Raise no objection, however, consider that this building is not of an appropriate style and form to be acceptable in this location on a permanent basis. Also, suggests that any renewal should be of a maximum period of 18 months after which time the temporary building should be moved and the main listed building made good in materials/appearance to match the existing fabric.

Lewes Town Council: No comments received.

Local Residents: One letter of representation has been received which refers to the temporary building being visually offensive and wishes to see it removed.

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

East Sussex Brighton & Hove Structure Plan 1991-2011: Policy S1 (sustainability), EN1 (environment) and EN26 (built environment).

Lewes District Local Plan, Adopted March 2003: Policy ST3 (design, form and setting of development) and H2 (listed buildings).

6. Considerations

Design and Siting

Policy EN1 of the East Sussex and Brighton and Hove Structure Plan seeks to ensure that development sustains, conserves and where possible enhances the character, local diversity and quality of the landscape and the natural and built environment. Policy S1 seeks to ensure a sustainable approach to development. Policy ST3 (a) of the Lewes Local Plan seeks to ensure that development respects neighbouring buildings and the local character.

The temporary building is attached to the east elevation of the Grade II Listed library building. It is set back from East Street, separated by the pavement and a small red-brick wall. The siting of the temporary building is considered to be acceptable due to its location next to the main library building. The design of the building is utilitarian and is visually obtrusive, especially within the conservation area due to its colour, size and design. It is considered that the design and siting of the temporary building is acceptable when balanced against the temporary nature and its necessity until the new library building is operational. It is therefore considered to be in accordance with the identified policies in the Structure Plan and Lewes Local Plan and acceptable for a temporary period. In order to ensure the removal of this temporary structure, and to ensure the need for a continued library facility is met, it is recommended that a condition be attached to any grant of planning permission requiring that it is removed on or before 30 September 2005 when the new library is expected to be fully operational.

Impact on Residential Amenity

Policy EN1 of the East Sussex and Brighton & Hove Structure Plan seeks to ensure that development sustains, conserves and where possible enhances the character, local diversity and quality of the landscape and the natural and built environment. Policy S1 seeks to ensure a sustainable approach to development. Policy ST3(b) of the Lewes

District Local Plan seeks to ensure that materials should be of a quality, type, colour and design which is appropriate to the character of the local area.

The temporary building is located in a predominantly residential area of Lewes and can be seen from the residential dwellings on East Street and the surrounding area. The temporary building has some adverse impact on the visual amenity of the residential area due to its colour, size and design. No extra visitors are expected as a result of the retention of the temporary building, therefore no increase in traffic or noise is expected. Despite the visual impact the temporary building has on the residential amenity of the area, the building is considered to be acceptable when balanced against its temporary requirement until 30 September 2005. It is therefore considered to be in accordance with the identified policies in the Structure Plan and Lewes District Local Plan and acceptable for a temporary period.

Impact on the Character and Architecture of a Listed Building

Policy EN26 of the Structure Plan encourages development which seeks the protection, restoration and where appropriate the regeneration of buildings of particular historic or local distinctive character. Policy H2 of the Lewes District Local Plan states that consent will not be granted for proposals which adversely affect the architectural or historic character of a listed building, its internal or external features of special architectural or historic interest, or setting.

The temporary building is attached to the eastern elevation of the main Lewes Library building which is Grade II Listed. The temporary building has considerable adverse impact on the character of the listed building due to its size and design, although this has been balanced against the requirement to provide library facilities until the operation of the new Lewes Library. Due to the temporary nature of the building and the need in its current location it is considered acceptable for a recommended period until 30 September 2005, when the new Lewes Library is expected to be completed and operational. It is recommended that a condition be attached to any grant of planning permission requiring that once the temporary structure is removed, any damage to the eastern elevation of the listed building caused by the attachment to the temporary building must be restored to its former condition no later than one month after the removal of the temporary structure.

Impact on Conservation Area

Policy S1 of the Structure Plan seeks to ensure that development does not cause damage to conservation areas. Policy H5 of the Lewes District Local Plan seeks to ensure that development respects the design of existing buildings in the conservation area

The temporary building is within the Town of Lewes Conservation Area. Due to the colour, size and design of the building it is considered to have some adverse visual impact on the Conservation Area. Due to the temporary nature of the building, the need to provide library facilities until the operation of the new Lewes Library and its recommended removal by 30 September 2005, the impact on the Conservation Area is considered to be acceptable for this temporary period.

7. Conclusion and reasons for approval

In accordance with Section 54A of the Town and Country Planning Act 1990 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise.

The proposal complies with Policy S1 and EN1 of East Sussex and Brighton & Hove Structure Plan 1991-2011 and with Policy ST3 and H2 of Lewes District Local Plan, Adopted March 2003.

There are no other material considerations.

8. Recommendation

For the reasons above it is recommended to grant planning permission for the retention of this temporary building, subject to the following conditions:

- 1) The building hereby permitted shall be removed and the land restored on or before 30 September 2005 in accordance with a scheme submitted and approved in writing by the Director of Transport and Environment.

Reason: To ensure the removal of this temporary structure, in the interests of visual amenity and to comply with policies S1 and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and ST3 of the Lewes District Local Plan, Adopted March 2003.

- 2) The eastern elevation of the attached listed building shall be restored to its appearance before the attachment of the temporary building with materials and finishes to match the existing listed building. Such works shall be completed no later than one month after the removal of the temporary structure.

Reason: To ensure that any damage caused to the listed building as a result of the temporary building is restored to its former condition in the interests of the conservation of the listed building, and to comply with policies EN26 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 and H2 of the Lewes District Local Plan Adopted March 2003.

BOB WILKINS
Director of Transport and Environment
04 January 2005

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Councillor McPherson

BACKGROUND DOCUMENTS

LW/333/CC/7