**DELEGATED REPORT**

Report considered and agreed by Team Manager, Planning Policy & Development Management:

 ……*Sarah Iles*…………………… Date:20 April 2017

Report considered and agreed by Principal Planning Officer, Planning Policy & Development Management:

 ……*David Vickers*……………………………...Date: 7 April 2017

Report by: **Head of Planning and Environment**

Application No: **RR/3343/CC**

Proposal: **Replacement of all first floor windows and the ground floor entrance door sets.**

Site Address: **Battle Library, 7 Market Square, Battle, TN33 0XB**

Applicant: **Assistant Director for Communities, East Sussex County Council**

Key Issues: **Impact on the character and appearance of the building**

Case Officer: **Kiran Sajjan Tel. 01273 481595**

Local Member: **Councillor Kathryn Field**

**RESOLUTION OF THE HEAD OF PLANNING AND ENVIRONMENT:**

**Under the powers delegated to me by the Governance Committee on 30 July 2003, I resolve to approve the proposal subject to the conditions set out in this recommendation.**

**CONSIDERATION OF RELEVANT PLANNING MATTERS:**

1. **The Site and Surroundings**

1.1 Battle Library is located on the north-eastern end of Market Road on the fringe of Battle, in a mixed use area of housing and commercial uses. The building lies within the High Weald Area of Outstanding Natural Beauty (AONB) and is situated approximately 40 metres to the west of Battle Conservation Area. The library building was built to match the style and character of the Conservation Area and the building itself is octagonal in shape.

1.2 The library forms part of the modern development of Battle Market Square which consists of small independent shops, restaurants and a supermarket. Located to the south, is the car park used by visitors to Market Square. To the west, the library is bounded by Market Road and the residential development of Saxonwood Road.

1.3 The ground floor of the building is used by the public library, with East Sussex County Council offices located above, which are currently occupied by Saxonwood and the NHS. Both the library and the first floor offices have independent access.

1. **The Proposal**

2.1 This proposal is for the replacement of all first floor windows, the majority of which are currently timber single-glazed to be replaced with aluminium double-glazed windows. The proposal also includes the replacement of two ground floor door sets to the entrance of the building. The replacement of the first floor windows and door-sets is required as the current ones are in poor condition and draughty. All windows and doors replacements are to be finished in brown (RAL 8016) which would replicate the existing mahogany colour.

2.2 This proposal also comprises the replacement of the existing wooden fascia boards with black ash uPVC boards.

1. **Relevant Site History**

3.1 None of relevance to this planning application.

1. **Consultations and Representations**

4.1 Rother District Council: Raises no objections

4.2 Battle Town Council: Raises no objections

4.3 Local Representations: None received

1. **The Development Plan and other policies of relevance to this decision are:**

5.1 Rother Local Plan Core Strategy 2014 Policies OSS4 (General Development Considerations); EN3 (Design Quality)

5.2 National Planning Policy Framework (NPPF) 2012

The NPPF does not change the status of the development plan as the starting point for decision making and constitutes guidance as a material planning consideration in determining planning applications. Part 7 of the NPPF refers to requiring good design which should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

1. **Considerations**

**Impact on the character and appearance of the building**

6.1 The existing windows, subject to this application, consist of mainly single-glazed timber framed units. The current state of the windows is poor as the paint has chipped away and there is no consistency in the colour of the windows and doors; some of the ground floor windows and the back door are darker in colour than the rest of the windows where they have been previously varnished. Therefore, this proposal would provide a uniform look throughout and give a neater appearance to the building which accords with Policy EN3 of the Rother Local Plan Core Strategy 2014 which states that opportunities for improving areas of poor visual quality should be taken.

6.2 Policy OSS4 of the Rother Local Plan Core Strategy states that development should respect and not detract from the character and appearance of the locality. The proposed windows and door-sets have been designed to replicate the existing designs and fenestration as much as possible and the majority of windows are proposed to be replaced with aluminium units and the door-sets are to be replaced with timber units. There will be a change of materials from the existing timber framed windows to aluminium framed windows, therefore there is potential that this could cause some minor differences in the appearance of the building, such as providing a somewhat glossy finish compared to the existing matte finish. uPVC window frames were initially proposed however this was altered to aluminium frames to provide a slimmer appearance which will better reflect the style of the existing timber frames. The window frames will be coloured in the closest shade possible to the existing colour to provide a like for like appearance, therefore it is unlikely that there will be an adverse impact upon the AONB, thereby complying with Policy OSS4.

6.3 The proposed replacement aluminium frames will replicate the width and height of the existing frame sections; however the depth of the proposed is slightly thicker due to the windows being double-glazed which would potentially result in a chunkier appearance in comparison to the existing. This change is considered acceptable, particularly as the proposed windows would be double-glazed in comparison to the existing single-glazed windows. The existing fascia boards are also intended to be replaced with black fascia boards to match the existing, although there will be a materials change from wood to uPVC. This change is considered acceptable as the appearance of the building will complement the existing appearance.

6.4 Overall the proposal is sympathetic to the design of the original building and aims to complement the existing windows and doors. Although there is likely be a slight change in the appearance of the building, it is considered that this is unlikely to detract from the character of the original building and therefore the proposal is considered to be acceptable and it is considered to satisfy the aims of the relevant planning policies as set out in this report.

1. **Conclusion and reasons for approval**

7.1 In accordance with Section 38 of the Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise.

7.2 The proposal is for the replacement of all first floor windows, two ground floor door sets and all fascia boards. The proposed replacement windows, doors and fascia boards will not detract from the character or appearance of the building or the surrounding area and therefore complies with Policies OSS4 and EN3 of the Rother Local Plan Core Strategy 2014. The proposal is also supported in principle by Part 7 of the National Planning Policy Framework.

7.3 In determining this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development management Procedure) (England) Order 2015.

7.4 There are no other material considerations and the decision should be taken in accordance with the development plans.

1. **Recommendation**
	1. To grant planning permission subject to the following conditions:-

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

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

Schedule of Approved Plans

01-40007/sh - Site Plan scale 1:1250, 60514555.BATSAX\_PLN\_001 - Ground Floor Plan, 60514555.BATSAX\_WIN\_001 - First Floor Plan Window and Fascia Board Replacement Areas, Window and Door Schedule Rev 1 , 60514555.BATSAX Rev 00 Existing Window Elevations, SKETCH-001 Window Elevation and Details

EDWARD SHEATH

Head of Planning and Environment, CET Department

20 April 2017

**BACKGROUND DOCUMENTS**

Planning Application File RR/3343/CC

Rother Local Plan Core Strategy 2014

National Planning Policy Framework March 2012