

Planning/Design & Access Statement

Site Address: 26A Station Street, Lewes, BN7 2DB

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Date: November 2023



1. Introduction

- 1.1 This application proposes to convert the front part of the property into 2 dwellings (Use Class C3) and to use the rear parts (hall, kitchen and toilets) for community use (Use Classes E(d) and F2(b), with associated internal alterations and renovation internally and externally. The current authorized use of 26A Station Street is 'a place of worship', formerly use class D1, now use class F1(f), which was granted planning consent in 1978 (more detail is provided below). The applicants intend to live in Flat 2, manage the community use, and sell or rent out Flat 1.
- 1.2 The property lies within Lewes Conservation Area close to the High Street and is Grade II Listed, comprising an extended 19th century end of terrace house on the frontage (originally connected internally to No. 26, also Grade II Listed) and a 1930s hall attached to the rear section of the building. This application is supported by a separate Heritage Statement provided by HCUK Group. The property has no access to the rear courtyard other than as a fire escape refuge, which is the rear amenity space of no.26, but several windows and two doors at no.26A already look onto it. The only useable outdoor space is therefore the 1m (approx.) strip of land alongside Marlborough Place, which is currently used for bin storage and access into the building.
- 1.3 The planning history of the property is provided in Appendix 1 and of note is the use of the property as 'residential and meeting hall' prior to the acquisition of 26 and 26A

by Subud Britain (a registered charity and religious group) in 1978, who then used the entire property as a place of religious worship (D1 use class) following the grant of planning application LW/77/1632).

2. Background

- 2.1 When Subud Britain were not using the hall for their own meetings, it was available for hire and was used for yoga and pilates classes (the new owner and applicant is a pilates instructor and ran pilates classes at this venue, pre- and post-Covid), toddler groups and occasional workshops at weekends. Prior to the applicant's purchase of the property in July 2023, the hall was only used for 2 weekly yoga classes and 2 weekly nursery school sessions (mornings only), with a turnover of less than £6000 for the 2022/23 financial year. The parts of the property used by these classes were the hall at the rear, the kitchen, toilets and side entrance and hallway. The ground floor front room was occasionally used by the Subud Centre manager for his private acupuncture clinic but this was ancillary to the main use of the building as a place of religious worship (D1 use class) and the residential use of no.26 (although this was not established formally through a planning application). The central ground floor room and first floor front room of no.26A were occasionally used for counselling prior to Covid, however both the practitioners have reverted to online counselling and therefore no longer rent the rooms.
- 2.2 It is commercially simply not viable to run these rooms as office space or clinics. Since the pandemic people have adjusted to new ways of working and there is no need for the same face to face contact for many businesses. Even before the pandemic the incentive for running these spaces commercially was negligible and they were only able to be used in this way due to the tax breaks that Subud Britain was able to enjoy with its charity status, and the fact that this was not the main purposeful use of the building - that being as a place of worship and to facilitate their own meetings.
- 2.3 During their ownership of 26 and 26A, Subud Britain blocked up the internal links between 26 and 26A so that by 2000, the two properties were not linked internally. From an online estate agent search, it appears that no.26 was sold as a 5 bedroom townhouse in August 2002 and presumably at this point no.26 was reverted back to residential use, but remained in ownership by Subud Britain.
- 2.4 On September 1st 2020 the D1 use class was revoked by the national planning system and split into use classes E and F. At this point the authorized use of 26A Station Street was F1(f) (place of religious worship, granted permission in 1978), as no certificate of lawfulness had been established for the other uses which previously fell into the D1 use class (and C3(c) use class). Therefore, the historic and ongoing use of the hall part-time for: yoga classes (use class E(d)); toddler classes (use class E(f)), and workshops (either use class F2(b) or E(d)) was never formalized through a planning application. In addition, the occasional use of the other rooms for

acupuncture and counselling clinics was ancillary to the residential occupation of some of the building by members of the religious community, or was E(e) use class, however, this was also not established formally through a planning application.

- 2.5 Notwithstanding this uncertainty over the established use classes of the property, the applicant proposes to continue to use the rear parts of the building (the hall, kitchen and toilets) for indoor recreation (use class E(d)) for her pilates classes, and as a 'hall for hire' (use class F2(b)), so that it becomes a full-time community facility, and to make significant improvements to the community facilities, including providing disabled access into the building and a disabled toilet, cycle parking, a new sprung floor and built-in storage cupboards in the hall, an openable rooflight to improve ventilation, and repair to all windows. These changes will make the building accessible to everyone in the community, will broaden the range of uses that can be accommodated within the community facility, and make it more usable throughout the year, so that it becomes a viable community asset within the heart of Lewes.
- 2.6 Since acquiring the hall, the new owners have re-branded it 'Station Street Studio' and have continued the parent/toddler sessions, and have brought in 4 new pilates classes and a new teenage street dance class run by a local dance teacher. A new African dance class and a martial arts class have also booked regular slots and they are talking to a home education group about a young engineers club. They have also been booked for a late-night Christmas shopping evening for local 'Lewes Makers' and are in plans to set up regular Friday 'Talks' on a wide range of subjects of interest from history to culture to environment and social issues. The applicants therefore have strong local connections and intend to live in Flat 2, which will enable them to effectively manage the community use.
- 2.7 The existing floor in the hall is pine boards that have been nailed down. Currently there are some large gaps in between the boards which can cause difficulty especially in dance classes. Therefore as part of the proposed renovation works, the intention is to refurbish the floor by installing a sprung system which will look very similar to the existing floor, but which will broaden the variety of activities that can take place. A sprung floor is much better on the joints during any physical exercise and dance classes. In addition, St Pancras School in Lewes is closing down at the end of this year and with it the sprung floor in the hall which it leases out, therefore Station Street Studio will be able to accommodate these classes that will soon have no venue.
- 2.8 In order to cover the extensive costs of renovating the hall, kitchen and toilets, the applicant needs to convert the historically more private front parts of the property back into residential use (its original use), and to provide two dwellings - one for the applicants to live in (Flat 2) and the other (Flat 1) to sell or let.
- 2.9 The residential conversion involves the repair of windows, replacement of the fibre cement tiles over the first floor rear wing with natural slate tiles, and a replacement front door to the 2 bed flat. Internally, two modern (c.2000) staircases are to be re-positioned, new partition walls in the first floor hall will provide two bedrooms and two

shower rooms, and the existing plan form of the front ground floor and central (curved bay) rooms is to be retained but with openings altered to enable the conversion to residential use. Further details are provided below and in the Heritage Statement, Schedule of Works, and on the drawings.

3. Pre-application Discussions

- 3.1 The applicant submitted a pre-app to the SDNPA in March 2023 (SDNP/23/01244/PRE), in order to scope feasibility for converting the front parts of the building into residential use, and renovating the hall and facilities at the rear, before proceeding with the purchase of the property.
- 3.2 The pre-app proposals included two options – one to convert the front parts into a 2 bedroom house and one to convert the front parts into two flats, but both options proposed to retain the hall and to use it as a hall for hire for indoor recreation and other community uses.
- 3.3 The pre-application response did not include consultation with the conservation officer or any other formal consultations, but provided an overview as to how officers would be likely to respond to the proposals in a formal application.
- 3.4 The pre-app response was generally supportive of the conversion of the front parts into residential use and the renovation and use of the hall, kitchen and toilets for community use. This is a summary of the detailed response:
 - the replacement of the hall lantern light with one in a Victorian/Edwardian style with openable windows is supported in principle, subject to detailed design, and a blackout blind or low transmittance glazing is recommended to reduce upward light pollution.
 - Creation of internal partitions to form lobby and storage room at the back of the hall, which will align with the existing passageway along the side of the building is likely to be acceptable because it is reversible intervention and would not have an adverse impact on the historic plan form of the listed building. Similarly this would apply to the formation of a disabled W.C. in the passageway.
 - The new entrance (to the communal use) may involve the loss of some original historic fabric to the listed building. This should be sensitively designed but it is noted that this would help to preserve the community use on the ground floor.
 - With respect to the proposed kitchen this will need to be carefully considered as to the impact on original features internally. Altering the windows / doors to this room is unlikely to be acceptable due to loss of historic fabric and effect on intrinsic and architectural character of the listed building.
 - If obscure glazing is required, a removable film should be applied to the windows / doors instead, as this would not involve damage or loss of original fabric.

- Works to the W.C. facilities, or which there appear to be five, should be acceptable if these are modern partitions.
- Retaining the door to the hall as an emergency escape only would be acceptable and its use in emergencies only would be a private agreement between the hall user and the neighbouring house. The neighbouring house does not appear to be connected internally with the proposal site and both sites have overlooked the same outdoor amenity space for some time.
- Removal of glass panel and re-opening an old doorway at first floor level is likely to be acceptable.
- The new partitions to form W.C./shower and bedroom at the back do not appear to follow the historic plan form of the listed building.
- The second option to create two dwellings appears to involve a new doorway through an original wall between the living room and kitchen/diner at ground floor level and is not likely to be acceptable due to loss of historic fabric and erosion of original plan form.

3.5 The pre-app response advised that “...*generally speaking, proposals which would create new openings (e.g. doorways) through original walls are not likely to be supported. This is because such works alter the plan form and the layout and proportions of rooms, and also result in the loss of original fabric.*” For these reasons the pre-app response recommended choosing the option which requires the least intervention in this regard, which in terms of the pre-application submissions would be the option with one family dwelling.

4. The Proposed Works

- 4.1 The option proposed at pre-application stage to provide one family dwelling was found to be insufficient to cover the costs of renovating and maintaining the community use in the rear parts of the building. In addition, with the lack of outdoor amenity space and off-street parking, it was considered that two smaller flats would be more appropriate. Furthermore, providing 2 dwellings instead of 1 makes a stronger contribution to the housing supply and is appropriate within this town centre location.
- 4.2 The applicant has fully taken on board the pre-application response and employed a heritage consultant to advise on the proposals. The proposed works reflect the Council’s and the applicant’s desire to retain original walls and features wherever possible, and to replace unsympathetic modern additions to the building with features more in keeping with and sympathetic to the original building.
- 4.3 The proposed external works are confined to:
- replacement of the fibre cement slates to the northern roof range with natural slate to match the front roofslopes;
 - the insertion of a new entrance door and side panel for Flat 2, utilizing the existing opening of the hall entrance;
 - relocation of the existing hall entrance door to the new hall entrance;

- new hall entrance to provide disabled access to the community use – involves removal of existing window and enlargement of opening;
- replacement of unsympathetic pipe railings adjacent to the property alongside Marlborough Place with tradition style black painted metal railings (see image below);
- repair works to brick paving alongside Marlborough Place and adjusting levels to improve access to the flats and the community hall;
- heritage bin storage containers (see image below) to hide the plastic wheelie bins, improving the appearance of the property and containing them within the site so that they don't obstruct Marlborough Place, and to prevent passers by from throwing their waste into them. The bin stores will have timber plinths, angled to account for the slope and to allow level access when moving the bins on collection day. The bin stores and plinths will be painted to match the external walls;
- repair to several windows and replacement of window panes with double glazing as per the Schedule of Works and drawings;
- installation of secondary glazing to the inside of the curved bay window to the bedroom in Flat 1;
- replacement of the roof lantern over the hall with one that reflects the age of the host building and provides openable windows and tinted glass to reduce solar gain and upward light pollution.



Heritage bin stores – to be painted to match the external walls



Replace pipe railings with more traditional black painted metal railings (as above)

4.4 The full schedule of works, including internal alterations and repairs, is provided as a separate document and the Heritage Statement also provides additional detail of the proposals.

5. Planning Policy

5.1 The application must be determined in accordance with the development plan, unless material considerations indicate otherwise, as stated in paragraph 47 of the National

Planning Policy Framework (NPPF 2023). The development plan for this site is the South Downs Local Plan 2014-2033 (adopted July 2019) and the Lewes Neighbourhood Plan 2015-2033 (Made in April 2019).

- 5.2 The NPPF also advises that local planning authorities should “...*work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.*” (paragraph 38)
- 5.3 The adopted Local Plan states that the National Park purposes are to: conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Core policy **SD1**:Sustainable Development states that where development complies with these purposes and with the relevant policies in the Local Plan, the authority will take a positive approach that reflects the presumption in favour of sustainable development, and it will work with applicants to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise. Part 4 of SD1 states that: “*Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally: a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and b) There is substantial compliance with other relevant policies in the development plan.*”
- 5.4 This application will bring the redundant front parts of the building into a viable residential use, which is compatible with the residential use of the adjoining property, no.26, and would provide two additional dwellings within the centre of Lewes, making efficient use of a building in a sustainable location. The conversion of the front parts into residential use not only respects the original residential use of the 18th century Listed Building, it also, crucially, enables the continued use of the rear parts of the building for community use and enables extensive renovation works to the entire property, securing the future of the heritage asset. The proposals would therefore bring significant social benefits to the local community, enabling the community use to operate full-time and broadening the variety of community uses it can accommodate. The proposals would also improve the character and appearance of the property through the replacement of the external pipe railings with traditional black painted metal railings, the provision of heritage bin stores, the repair and replacement of brick paving along the side of the building, the replacement of fibre cement roof tiles with natural slate tiles, and the repair of windows and general refurbishment of the building. These works will enhance the historical significance of the heritage asset, helping to conserve and enhance the cultural heritage of the National Park, and represents sustainable development, bringing social, economic and environmental benefits, in compliance with policy SD1 of the Local Plan and policy **HC1** of the Neighbourhood Plan.
- 5.5 Policy **SD2** requires development to have a positive impact on the ability of the natural environment to contribute goods and services. A separate Ecosystems Services Statement is provided to demonstrate compliance with this policy. This also

demonstrates the compliance of the development with Lewes Neighbourhood Plan policies **LE1** and **LE2**.

- 5.6 Local Plan policy **SD4** seeks to protect and enhance landscape character and Local Plan policy **SD5** and Neighbourhood Plan policy **PL2** require design of new development to be landscape-led and to be of high quality. The external alterations proposed, as outline above, will enhance the landscape character and improve the external appearance of the property, in compliance with these policies.
- 5.7 In terms of residential amenity, the proposed residential use of the front of the building would be compatible with the nearby and adjacent residential uses. The first floor level accommodation would not overlook the rear courtyard and the ground floor windows, previously used for religious worship, community uses, and counselling clinic, already overlook the rear courtyard. Notwithstanding this, the applicant is required by covenant with no.26 to apply obscure glazing to the lower parts of all the windows and doors that look onto the courtyard, to limit the opening of lower parts of windows to 15cm that look onto the courtyard, and to only access the courtyard in the event of an emergency. As such, and in view of the pre-app response to use removable film, the lower parts of all the windows and doors looking onto the courtyard will have removable opaque film applied internally. This would protect the privacy of both the occupiers of no.26 and the occupiers of Flat 1 at no.26A, whilst allowing natural light and ventilation to the affected rooms.
- 5.8 Proposed Flat 1 consists of one bedroom with en-suite shower room, living room, hallway and staircase down to the basement kitchen and utility room. Vertical cycle storage for 2 bikes is provided within the entrance hall and separate waste and recycling bin storage is provided outside the front of Flat 2.
- 5.9 The flat has been designed to comply with the Nationally Described Space Standards (NDSS) (2015). The total floorspace (GIA) of Flat 1 is 58sqm, which meets the NDSS requirement of 58sqm for a 1 bed, 2 person, 2 storey dwelling. The bedroom has a floor area of 17sqm (significantly more than the 11.5sqm minimum) and is 4m wide (significantly more than the 2.75m minimum). All habitable rooms have plenty of natural light and ventilation provided by existing windows and the requirement for 1.5sqm built-in storage is also met. The basement kitchen also has a high-level window that is openable, and conveniently provides space for a utility, away from the bedroom and living room. Overall, the flat would provide comfortable living accommodation and a practical layout, with a very large bedroom flooded with natural light.
- 5.10 Proposed Flat 2 occupies the first floor and consists of one double bedroom with en-suite, one single bedroom, additional shower room off the corridor, large landing/dining area, kitchen/living room, and stairs down to the entrance hall, using the existing community hall entrance. There is space for 2 bikes under the stairs and separate waste and recycling bin storage is provided to the front of the flat. There is ample storage space within the loft void off the main bedroom and plenty of natural light and ventilation throughout the flat, provided by the existing windows and rooflights. The NDSS total floorspace (GIA) requirement for a 2 bed, 3 person, 2 storey dwelling is

70sqm with 2sqm built-in storage. Flat 2 has a GIA of 76.4sqm, and therefore more than meets the NDSS standard. The bedrooms also more than meet the NDSS standard, and there is ample built-in storage, far exceeding the 2sqm minimum requirement.

- 5.11 Although there is very limited outdoor amenity space for the flats, this is not unusual for flats within urban locations, and there are numerous parks and gardens within walking distance of the site, including Southover Grange Gardens, Lewes Peace Garden, The Paddocks, the Priory Ruins and recreation ground, and the Railwaylands.
- 5.12 As such, the proposed development is appropriate for the site, and will protect the amenity of neighbouring properties and provide a good level of amenity for the future occupiers of the two properties, in compliance with policy **SD5** of the SDNP Local Plan 2019, with Neighbourhood Plan policy **PL2** and with **paragraph 130** of the NPPF.
- 5.13 Policy **SD12** requires proposed development to conserve and enhance the historic environment. Policy **SD13** supports development that preserves and enhances the significance and setting of the listed building and where harm is outweighed by public benefits. The Heritage Statement submitted with this application set out the history of the property and assesses the significance of the property, taking into account how the property has altered over time. It analyses the proposed works and identifies how they individually and collectively affect the significance of the heritage asset. The Heritage Statement concludes that the proposals will enhance the building's long-term conservation, as a result of the restoration of historic plan form in part and the conversion of the frontage parts for residential use. In addition, that any loss of historic fabric would be both minimal and outweighed by the overall heritage benefits of the proposals, so that the development will preserve the architectural and historic significance of the grade II Listed property, with no residual harm resulting. As such, the proposed development complies with policies SD12 and SD13 of the Local Plan and policies **HC3A and HC3B** of the Neighbourhood Plan.
- 5.14 Policy **SD14** supports the adaptation of listed buildings in order to mitigate the effects of climate change where it preserves and enhances the heritage asset. The Heritage Statement confirms that the repair of windows, the addition of double glazing incorporating heritage glass, the secondary glazing to the bay window and the replacement of the roof lantern over the hall would preserve and enhance the heritage asset, in compliance with policy SD14.
- 5.15 Policy **SD15** requires proposals within conservation areas to preserve or enhance it. The Heritage Statement assesses the Lewes Conservation Area Appraisal and the character of the application site, and confirms that the proposals would preserve and enhance the conservation area, in compliance with policy SD15.
- 5.16 Policy **SD19** supports development that is sited and designed to minimise the need to travel and promote the use of sustainable transport modes. The proposed development is located centrally with Lewes, close to a wide range of shops and services, and close to bus stops and the train station. Therefore, the addition of 2 dwellings in this location represents sustainable development as the occupiers would not be reliant on the use of a private car to transport them to daily destinations. The

community use of the property would also be appropriate in this sustainable location, whereby visitors can take advantage of the nearby public transport options, and would have the opportunity to visit other nearby shops and services and therefore not generate additional trips. In addition, cycle parking that more than meets the ESCC Highway standards for parking at residential and non-residential development is provided in a safe and convenient location. Therefore, the development complies with policy SD19.

- 5.17 The proposals also improve the safety and amenity of the adjoining highways in compliance with policy **SD21**, by containing the bins within dedicated bin stores that will be level with Marlborough Place, enabling ease of bin collection and preventing obstruction of the highway, and by adding railings to the boundary with Marlborough Place, better defining the public/private spaces and helping to keep the highway free of obstruction.
- 5.18 Policy **SD22** requires development to provide an appropriate amount of cycle and vehicle parking to serve the development. As already stated, the site lies within a sustainable location whereby visitors and occupiers of the development would not be reliant on the private car. In addition, there is no existing parking and the building is not proposed to be extended. Therefore, the proposed development would not materially increase the demand on parking at the site. Notwithstanding this, cycle parking provision that more than meets the ESCC Highway standards is proposed in convenient, safe and accessible locations for both the residential and community uses proposed. As such, the development would comply with policy SD22 and policy **AM1** of the Neighbourhood Plan.
- 5.19 Strategic policy **SD25**: Development Strategy supports development in principle within settlements, provided that the development is of an appropriate scale and nature in relation to the settlement's character and function, makes best use of previously developed land, and makes efficient and appropriate use of land. The proposed development complies with this policy, by making more efficient use of the existing building, by bringing redundant and underused parts of the building back into uses that are compatible with the host building and surrounding residential and commercial uses, providing small dwellings that are appropriate to the town centre location, and that reinstate the original and historic residential use of the building.
- 5.20 The development complies with Local Plan policy **SD26** and Neighbourhood Plan policy **PL1A**, representing a windfall housing development and thereby making a valuable contribution to the housing land supply, on a brownfield site within a sustainable location, and thus helping to relieve housing pressure in rural, less sustainable parts of the National Park.
- 5.21 Policy **SD27** requires a balanced mix of housing, and identifies a need for 1 and 2 bed dwellings (making up 50% of the need). The 2015 SHMA confirms that there is a growing need for smaller homes:

Table 47: Estimated Size of Dwellings Needed 2013 to 2033 – Market Housing

Size	2013	2033	Additional households 2013-2033	% of additional households
1 bedroom	2,481	3,158	677	12.2%
2 bedrooms	9,263	11,676	2,414	43.4%
3 bedrooms	15,489	17,731	2,242	40.3%
4+ bedrooms	14,189	14,422	234	4.2%
Total	41,421	46,988	5,566	100.0%

Source: Housing Market Model

Table 50: Estimated Need for Dwellings by number of Bedrooms (2013 to 2033)

Number of bedrooms	Market			Affordable		
	Households	Dwellings	% of dwellings	Households	Dwellings	% of dwellings
1 bedroom	677	718	12.2%	1,144	1,212	38.2%
2 bedrooms	2,414	2,558	43.4%	1,104	1,170	36.8%
3 bedrooms	2,242	2,376	40.3%	682	723	22.8%
4+ bedrooms	234	248	4.2%	67	71	2.2%
Total	5,566	5,899	100.0%	2,997	3,177	100.0%

Source: Housing Market Model

- 5.22 The table above shows a predicted need for 55.6% of dwellings to be 1 or 2 bed. Paragraph 9.20 of the SHMA (page 132), states that there will be a “...*shift towards a requirement for smaller dwellings relative to the distribution of existing housing. This is understandable given the fact that household sizes are expected to fall slightly in the future...*” As such, the proposed mix of dwellings is considered to be appropriate for this development, in compliance with policy **SD27** of the Local Plan.
- 5.23 The retention and improvement of the long-standing community use at the site complies with policy **SD43**, as the ongoing use of the facility demonstrates a local need, it is of a scale that is appropriate and is in an appropriate location, and the development will make it accessible and inclusive to all members of the community with the new disabled entrance and toilet, and improve the range of uses that can be accommodated within it with the new sprung floor, built-in storage and ventilated roof lantern, and improvements to the windows, and toilet and kitchen facilities.
- 5.24 The proposed development will comply with Local Plan policy **SD48** and Neighbourhood Plan policy **PL4**, as it incorporates sustainable design features, including dual flush toilets and aerating taps, reduces heat loss through the window repairs and secondary glazing, improves ventilation of the hall through the new openable roof lantern windows, and the repair and re-use of existing windows and doors reduces the carbon footprint of the proposed works.
- 5.25 Policy **SD54** supports development that does not have a significant negative effect on people and the natural environment in terms of air, noise, vibration, light, water, odour or other pollutants. The site lies within the Lewes Air Quality Management Area (AQMA) and therefore the proposals have taken into account the potential impact of

air pollution on the future residents of the site, avoid adding air pollution to the AQMA. The bedrooms proposed are located towards the rear of the building, away from Station Street, which would help to protect the residents at night-time, when they would be most sensitive to air, noise, and light pollution. The repair of the windows and the addition of double glazing and secondary glazing will also help to reduce air and noise pollution within the building, by making the windows more airtight and less draughty. The proposals would not worsen air pollution in the AQMA, as the building and its community use are existing, no extensions are proposed, and new cycle parking facilities will help to encourage pollutant-free journeys to and from the site.

- 5.26 The use of the hall for religious worship and community use is already established at the site, and therefore the proposed continued community use will not materially increase noise disturbance to neighbouring residents. Hours of opening can be controlled by a condition on a consent, and it is proposed that the hall will be closed between 11pm and 7am daily, which will be managed by the applicants who will live in Flat 2. There are currently no restrictions on the opening hours of the hall, and whilst it is unlikely that the hall will be constantly in use 7am-11pm daily, allowing it to operate as proposed would provide a level of flexibility that is important to making the community use a viable facility, to the benefit of the community. There is a certain level of background noise from traffic, passers by and other commercial uses including numerous pubs, bars and restaurants within this town centre location, such that the proposal represents a compatible use that would not materially alter or detrimentally impact neighbouring residents, including the future occupiers of the proposed flats.
- 5.27 As such, the proposed development would comply with policy SD54 of the Local Plan.

6. Conclusion

The proposed development complies with the development plan and would bring substantial benefits to the local community. It would improve the appearance of the building and road frontage, to the benefit of the conservation area and the landscape character. It would provide ecosystems benefits and reduce the carbon footprint of the property, and secure the long-term future of the Listed building. It would be an appropriate development and use of the property.

The limited harm caused by the removal of some of the original internal wall to create a doorway between the living room and the bedroom of Flat 1, would be mitigated through the addition of a jib door, and would be outweighed by the significant improvements to the Listed building overall, and by the retention of and improvements to the community facility at the rear of the building.

The development would provide significant social, economic and environmental benefits and therefore represents sustainable development and it is respectfully requested that it be granted planning permission without delay.

APPENDIX 1

Planning History

NV/55/0078/3402 | Double sided metal box sign, illuminated one side only. Approved 20.06.1955

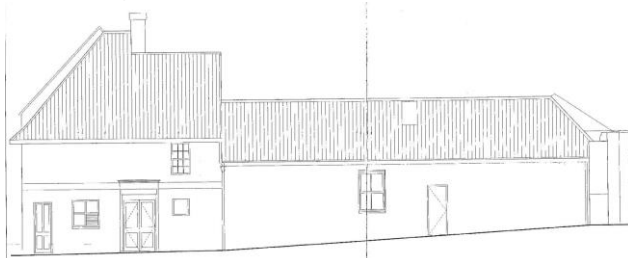
LW/77/1433 | Change of use from hall to wine bar/restaurant. Approved 16.11.1977

LW/77/1632 | Change of use from residential & meeting hall to place of religious worship. Approved 03.01.1978

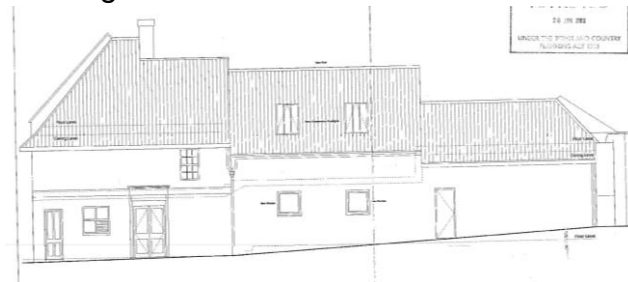
LW/86/0030 | Erection of non-illuminated double-sided hanging sign. Approved 11.02.1986

LW/00/0648 | Listed Building application for raising roof level to create new first floor room, replacement of existing staircase, general internal alterations. Approved 20.07.2000

LW/00/0686 | Raising roof level to create new room on first floor, replacement of existing staircase, general internal alterations. Approved 20.07.2000
(Drawings below)



Existing side elevation



Approved side elevation

LW/00/1643 | Listed Building application for the insertion of new conservation rooflight to second floor bedroom. Approved 31.10.2000

LW/02/1816 | Advertisement application for a non-illuminated projecting hanging sign. Approved 05.11.2002

LW/04/2025 | Advertisement application to fix waterproof notice board to external flank elevation no more than 750 x 750 in size. Approved 01.12.2004

SDNP/17/05917/HOUS | Renewing of roof coverings including slates, rooflights, flashings, internal works to include renewing insulation and finishes, external repairs and redecorations to elevations. Approved 01.02.2018

SDNP/17/05918/LIS | Renewing of roof coverings including slates, rooflights, flashings, internal works to include renewing insulation and finishes, external repairs and redecorations to elevations. Approved 01.02.2018