



Asher Planning Ltd

Removal of lean-to, landscaping works The Old Poor House, 7 Castle Banks, Lewes BN7 1UZ



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Planning and Heritage Statement January 2024

1.0 Introduction

1.1 This statement is to support the planning and listed building applications for removal of the lean-to, and landscaping works at The Old Poor House, 7 Castle Banks, Lewes.

1.2 In this statement we discuss the site, surroundings and planning history. We then provide details of the proposal, set out how it complies with the relevant national and local planning policies and assess any heritage impact.

2.0 Site and surroundings

2.1 The site is located on the eastern side of Castle Banks. It comprises a terraced house, with a rear garden and brick/timer lean-to. The garden is surrounded by a flint wall and there is also a flint wall on one side of the lean-to.

2.2 The site is within Lewes Conservation Area and the house is Grade II listed. The property backs onto Brack Mount, which is part of Lewes Castle Scheduled Monument. The site is not in any flood risk area.

Figure 1 – Location plan

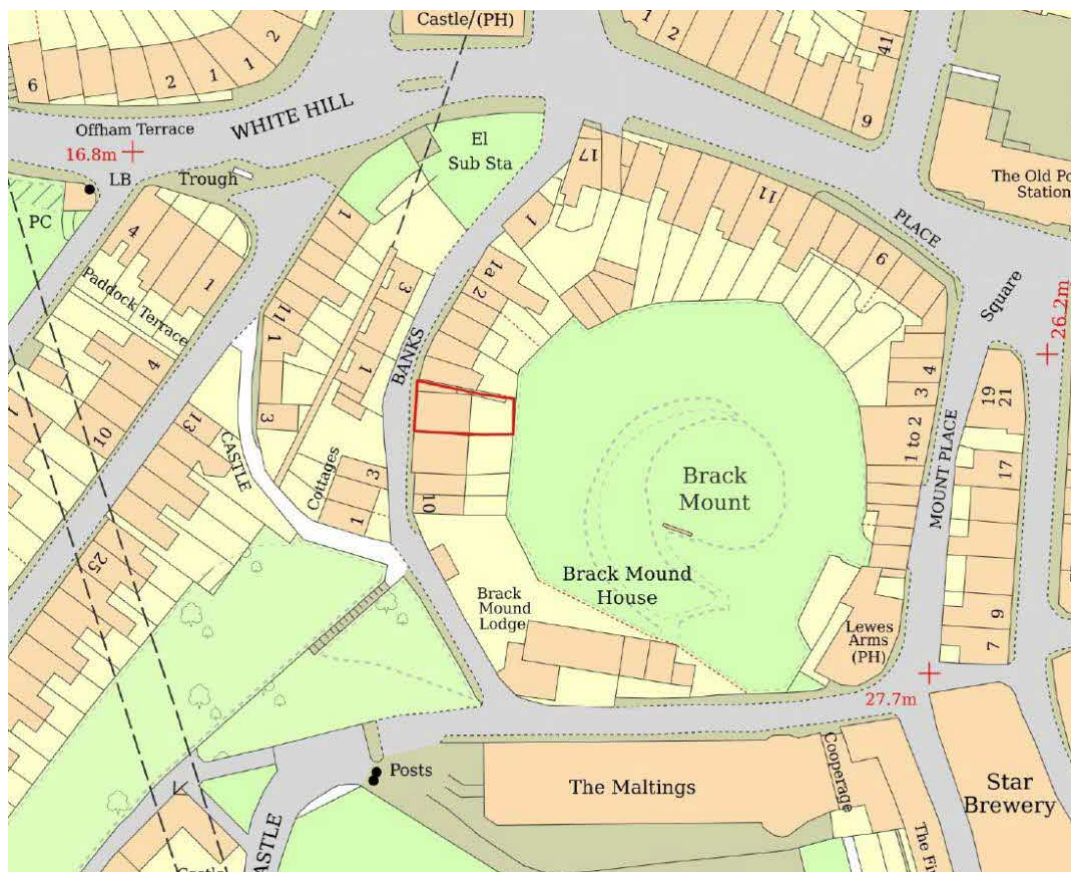
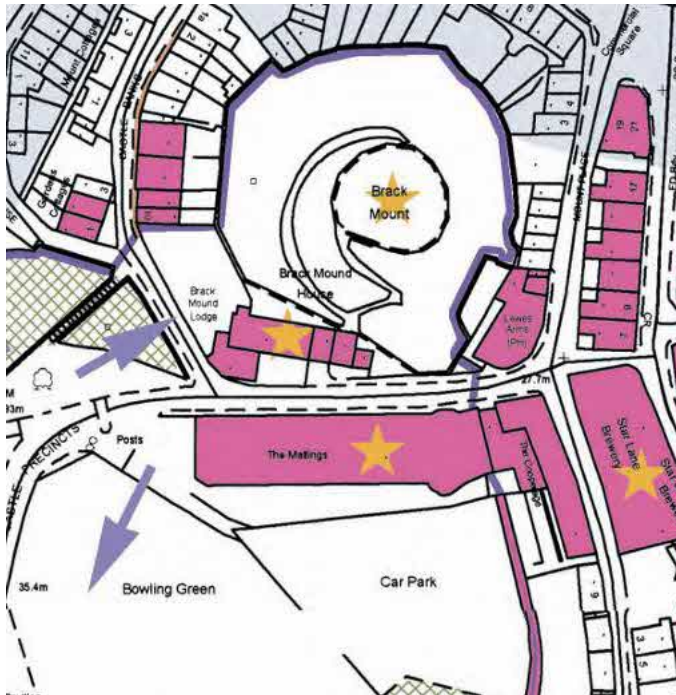


Figure 2 – Extract from Lewes Conservation Area Appraisal, listed buildings are shown in pink



3.0 Planning history

- 3.1 The Lewes and South Downs planning applications show that several planning and listed building applications have been granted in the past for internal and external alterations to the property. None of these have involved the lean-to.
- 3.2 In 2021, pre-application advice was provided (SDNP/21/02460/PRE) on a proposal to for removal of the lean-to and landscaping works. The advice (see Appendix 1) stated that the proposal would be acceptable in principle but that more information would be needed to determine an application.
- 3.3 In particular, the advice required more information on a proposed raised bed and seating area – these elements are no longer proposed.
- 3.4 As advised, this proposal includes:
 - Methodology Statement identifying how the historic fabric is to be protected during the construction of the proposed development, including removal of the lean-to. This includes materials specifications and details of repair / reconstruction to the historic flintwork.
- 3.5 The advice also stated that an Archaeological Desk Top Report would be required to establish evidential significance of the flint wall and potential for buried archaeology.

However, the County Heritage Team advised by email dated 5 September 2023 (see Appendix 2) that:

“In this instance we consider that the scale of the development would warrant the submission, with the planning application, of a Heritage Statement drawing on the results of a Historic Environment Record Consultation Report, rather than a full desk based assessment and/or evaluation survey.”

- 3.6 Therefore a separate HER Consultation Report and Statement accompany the application.
- 3.7 Finally, the pre-application advice stated that Scheduled Monument Consent would be required. This has been applied for.
- 4.0 Proposal
- 4.1 The proposal is to remove the existing lean-to comprising a brick side wall, weatherboarded front with window and plank door under a tiled lean-to roof. The flint wall on one side will be retained.
- 4.2 The removal of the structure will afford maintenance of Brack Mount (part of Scheduled Monument Lewes Castle) and thus will provide a public benefit and enhancement to the designated heritage asset.
- 4.3 The ground underneath the lean-to and to the side will be paved with bricks, to match the rest of the garden.

Figure 3 – Existing lean-to



Figure 4 and 5 – Lean-to sides



5.0 Policy context

National Planning Policy Framework (2021)

- 5.1 The NPPF sets out the presumption in favour of sustainable development at para. 11. It states that:

“For decision-taking this means approving development proposals that accord with the development plan without delay”

- 5.2 Para. 130 requires high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 5.3 The proposal has been well designed; it will remove the currently unsightly lean-to and pave the areas underneath and to the side, creating a more coherent garden space. The proposal will improve amenity at the property by improving the garden.

- 5.4 Section 16 of the NPPF gives regard to conserving the historic environment and seeks the provision of a desk-based assessment for any proposal that includes heritage assets.

- 5.5 Para. 201 states that proposals which would cause substantial harm to the significance of a heritage asset should be refused. Para. 202 states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 5.6 Heritage impact is discussed in the next section.

South Downs Local Plan (2020)

- 5.7 Core Policy SD1: Sustainable Development sets out the presumption in favour of sustainable development whilst also seeking to conserve the national park.

- 5.8 Core Policy SD5: Design states that all proposals should be considered for their impact on local character and appearance. The proposal will improve local character and appearance.

- 5.9 Policy SD13 seeks to protect the significance of listed buildings and Policy SD15 conservation areas. Heritage impact is discussed in the next section.

Lewes Neighbourhood Plan (2019)

- 5.10 Policies HC3A and HC3B seek to protect the historic environment, with the priorities being the streetscape and roofscape. It is important to note that the proposal will not affect the streetscape or roofscape.

- 5.11 Policy HC3B states that proposals for the demolition of buildings in the conservation areas will only be supported where they do not make a positive contribution to the area's character, appearance or significance.
- 5.12 The lean-to in no way makes a contribution to the conservation area's character, appearance or significance.

Lewes Conservation Area Appraisal and Management Plan (2023)

- 5.13 The appraisal sets out some guidance on alterations, as follows (para. 6.41):

“Alterations should preserve or enhance the character of the Conservation Area. This means that changes should be respectful of the prevailing architectural and visual character of the Conservation Area and the specific character area in which the site is located. There are a number of inappropriate modern alterations found across the Conservation Area, which detract from the aesthetic quality of individual buildings and cumulatively erode the historic character of the streetscene. To avoid this, alterations must use appropriate materials for their context, often those that are typically found within the Conservation Area.”

- 5.14 The proposal accords with this guidance. Appropriate materials will be used for the new paved areas (re-used bricks). This will be respectful of the existing architectural character.

6.0 Heritage assessment

- 6.1 Following guidance set out in para. 194. of the NPPF, the below sets out the significance of the heritage assets.

- 6.2 To assess significance, the guidance provided in Historic England's Good Practice Advice in Planning 2 (Managing Significance in Decision-Taking in the Historic Environment) and 3 (The Setting of Heritage Assets) has been followed.

- 6.3 A County HER consultation report and statement are also included with the application.

Lewes Conservation Area

- 6.4 The Lewes Conservation Area Appraisal and Management plan (2023) shows Castle Banks as within Character Area 3 – Lewes Castle and Middle High Street. Paras. 5.142-5.152 provide a summary of special interest as follows:

“The character area has ancient origins covering the majority of the Anglo-Saxon burh.

The 11th century Lewes Castle and gatehouse, 14th century Barbican and the Castle and Brack Mounds are visually prominent historic features.

The historic layout of the town is highly legible, with twittens surviving to the south of High Street, streets such as Castle Ditch Lane following the line of the castle walls, and the town walls surviving along Southover Road.

The historic town, castle and twittens walls are an important feature of the character area.

Grand municipal buildings including the Crown Court, Market Tower and Town Hall are focused along the High Street.

The High Street retains a substantial quantity of medieval buildings, including St Michael's Church and the timber-framed and jettied No.74-5.

Medieval buildings have been retained beneath or behind later buildings and façades, with 14th century vaults surviving under the town hall, and a Georgian façade added to the 16th century structure of the White Hart Hotel.

Medieval buildings survive alongside a range of Georgian, Victorian and early 20th century buildings executed in a range of materials and styles.

High-status, historic town houses survive throughout the character area, such as Barbican House and Westgate House on the High Street, Castle Gate House and Castle Lodge on Castle Gate, Pelham House on St Andrew's Lane, and Brack Mount House.

The area has a varied topography, with Brack and Castle Mound enjoying positions of prominence, and the ground falling away to the south of the High Street.

The character area has a strong sense of connection with the downland to the east of the town."

- 6.5 Its significance therefore lies in its history as the original core of the town, the historic features and layout and the range of buildings.

The Old Poor House

- 6.6 The Old Poor House (7 and 8 Castle Bank) was first listed in 1985 (1353010). The list entry states that:

"House pair. 1734. Plastered with plain tiled roof. End stacks and single stack on slope in centre towards eaves. 2 dormers, to left flat-headed, to right gabled. 2 storeys, attics and basements; slightly irregular 4 window front, casements, some sliding, with one glazing bar sash on ground floor to extreme right. Recessed door to right, up three steps, with fluted pilasters and entablature hood. Boarded door to left under left hand ground-floor window."

6.7 This suggests that its significance lies in its architecture and detailing. The Lewes Conservation Area Appraisal dates the building from 1633 (page 23) and notes that it is one of only a few buildings left in Lewes to be built from chalk blocks.

6.8 Lewes Past¹ agrees with this date, stating in Chapter 9 that:

“The Old Poor House of St John’s on Castle Banks was built in 1633. In 1835 its function as a Workhouse ceased and it became the Travellers Rest. In 1927 the building was bought by Mrs Dudeney.”

6.9 The heritage statement (by field b architects) accompanying the listed building application in 2016 for various alterations to the property (SDNP/16/02318/LIS) states that:

“The Old Poor House was refurbished in 1928 by Mrs Henry Dudeney and published reports of an event to mark the completion of works in the Sussex County Herald, and her own article in the Sussex County Magazine from 1928 include revealing descriptions of the property...The external boundary wall to the South was trellised and planted with roses, and beds were cut into the cement yard to plant yew trees. An accompanying illustration shows an undulating rear yard (presumably cement covered as in the written description) with a single step to the back door entrance. The current brick paved surface would therefore appear to post-date 1928.”

6.10 There is no mention of the lean-to and it does not appear to be shown on any historic or current mapping - so this appears to be a recent addition to the property.

Nearby listed buildings

6.11 The site forms part of the setting of 1-11 New Road, 9-10 Castle Banks, Brack Mount House and Garden Cottages, all Grade II listed. Their significance lies in their architecture, detailing and setting around the castle. It also forms part of the setting of Brack Mount scheduled monument.

Impact of the proposal on significance

6.12 It is considered that the proposal will not have any impact on the significance of the conservation area, listed building or the setting of other listed buildings nearby or the scheduled monument.

6.13 The lean-to appears to be a recent addition, therefore its removal will restore the previous layout of the garden. The whole of the garden will be paved with bricks which will create a more coherent appearance. The proposal will therefore improve the appearance of the site and surroundings. It will enable the flint wall of Brack Mount to be maintained, providing a public benefit.

¹ Helen Poole (2000)

Archaeological Notification Area

- 6.14 The site is located within an ANA associated with the historic core of the medieval and post-medieval town. The town contains a significant amount of historic buildings and buried remains.
- 6.15 The proposal will not include any significant excavation and so there will be no impact on archaeology. The County Heritage Team have been consulted and have advised that an Archaeological Desk Top Report is not necessary.
- 7.0 Summary
 - 7.1 This statement is to support the removal of the lean-to at The Old Poor House, 7 Castle Banks, as well as landscaping works.
 - 7.2 The removal of the lean-to will restore the previous layout of the garden. The proposal will improve the appearance of the site and surroundings and will enable the flint wall of Brack Mount to be maintained, providing a public benefit. There will be no harm caused to any heritage assets.
 - 7.3 As requested by the Council, this submission includes a methodology statement, details of materials and drawings. It also includes a County HER report.
 - 7.4 The proposal complies with national and local policies. It comprises sustainable development and should be approved.

APPENDIX 1 – PRE-APPLICATION ADVICE



Lewes District Council



J Kyriacou
7 Castle Banks
Lewes
East Sussex
BN7 1UZ

Our Ref: SDNP/21/02460/PRE
Contact Officer: Steven Lewis (Lewes DC)
Tel. No.: [REDACTED]

26 July 2021

Dear J Kyriacou

PRE-APPLICATION ADVICE

Applicant Name: J Kyriacou
Proposal: Removal of lean-to and landscaping works
Site Address: 7 Castle Banks, Lewes, East Sussex, BN7 1UZ

Thank you for your correspondence received 5 April 2021 seeking pre-application advice.

Executive Summary

Please accept my fullest and sincerest apologies on behalf of both Lewes District Council and South Downs National Park that this advice has taken so long to be fulfilled.

There are no objections in principal to the proposed development, however to make a full assessment of the potential impact upon the scheduled monument further details would be required as part of a planning and listed building application.

You are advised that Scheduled Monument Consent will be required in addition to Planning Permission and Listed Building Consent

Further detailed advice is set out below.

Site Description

The application property is a Grade II listed, mid terrace dwelling located on the east side of Castle Banks. The property is within the Lewes Conservation Area and the rear of the dwelling is not readily visible from the public realm.

Planning History

None relevant identified

Proposed Development

The proposal would remove an existing lean-to comprising brick side wall, weatherboarded front with window and plank door under a tiled lean-to roof; the flint wall to be retained due to its potential aesthetic, historic and archaeological significance.

Pre-Application Advice

The statutory purposes and duty of the National Park are:

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

Planning Policy

South Downs Local Plan (2014 - 2033)

SD1: Sustainable Development

SD2 - Ecosystems Services

SD5 - Design

SD12 - Heritage Assets

SD13 - Listed Buildings

SD15 - Conservation Areas

SD31 - Extensions to Existing Dwellings and Provision of Annexes and Outbuildings

TAN - Ecosystem Householder

National Planning Policy Framework 2021

4 - Decision making

12 - Well designed places

14 - Climate change

Lewes Neighbourhood Plan

PL2 - Design

South Downs National Park Management Plan:

General Policy 9

General Policy 50

Planning Assessment

Main advice

The proposal looks to remove an existing lean-to comprising brick side wall, weatherboarded front with window and plank door under a tiled lean-to roof; the flint wall to be retained due to its potential aesthetic, historic and archaeological significance.

The removal of the structure will afford maintenance of the Ancient Monument Brack Mount and thus is considered to have the potential to be a public benefit and enhancement to the designated heritage asset.

Whilst the proposal has the potential for considerable enhancement it is noted that the proposed landscaping attributes a raised bed abutting the Brack Mount retaining flint wall. The proposed 400mm high retaining brick wall creates an enclosure to the seating area. No details have been submitted in regard to the construction of this wall and whether it will afford free drainage of the lower part of the designated retaining wall. Furthermore, it is proposed to construct a small bench adjacent to one side of the retained flint wall and on the other another 400mm brick retaining wall

You are advised that Scheduled Monument Consent will be required in addition to Planning Permission and Listed Building Consent

To make a full assessment of the potential impact upon the scheduled monument further details would be required as part of a planning and listed building application:

- Full specification will be required for all hard landscaping features including mortar for brickwork & making good. Details of any repair / reconstruction of the historic flintwork should also be identified on scaled photogrammetric drawings
- Methodology Statement identifying how the historic fabric is to be protected during the construction of the proposed development, including removal of the lean-to
- Details of any drainage slots included within the proposed new brick retaining walls to facilitate drainage of the raised beds to ensure integrity of the flint retaining wall beneath the raised bed
- Samples / photographs of proposed materials / finishes
- Archaeological Desk Top Report to establish evidential significance of flint wall and potential for buried archaeology.

The proposal by virtue of its siting, design and nature is considered likely to be acceptable in relation to the character and appearance of the area and neighbouring amenity in terms of privacy, outlook and lights. However a full assessment of the proposal would be undertaken during the course of any future application.

Policy SD2 of the Adopted Local Plan (Ecosystem Services) seeks to ensure that new development contributes positively to the goods and services that we receive from the natural environment through delivering on a number of different opportunities. Any future application should demonstrate what measures will be incorporated into the development and be accompanied by an EcoServices Statement. More information is available on the South Downs Website and within a Technical Advice Note.

These are my initial views of the proposal, which are given entirely without prejudice to the outcome of any subsequent planning, listed building or scheduled monument consent.

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at <https://www.southdowns.gov.uk/planning/making-an-application/local-validation-list/> .

It would be advisable to contact the Building Control department at your Local Authority to check if building regulation approval is required.

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours sincerely,

Steven Lewis (Lewes DC)
Principal Planner
For and on behalf of South Downs National Park

Appendix

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications.

The following Policies and Outcomes are of particular relevance to this case:

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Development Plan

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

Other plans considered

-

End of Document

APPENDIX 2 – EMAIL FROM EAST SUSSEX

County HER <county.her@eastsussex.gov.uk>

5/9/2023 11:01

Validation ESHER no. 201949: Old Poor House, 7 Castle Banks, Lewes BN7 1UZ

To Suzanne Asher <suzanne@asherplanning.com> • Planning <planning@southdowns.gov.uk> Copy
County HER <county.her@eastsussex.gov.uk>

Dear Suzanne,

Validation ESHER number: 201949

Address: Old Poor House, 7 Castle Banks, Lewes BN7 1UZ

Proposal: Demolish rear outbuilding and extend patio

Thank you for consulting the East Sussex Historic Environment Record (HER) regarding this application and in accordance with the requirements of the National Planning Policy Framework (Policy 194)*.

This application site lies within an Archaeological Notification Area, Conservation Area and is directly adjacent to a Scheduled Monument. Therefore the project may affect heritage assets with historic, architectural, or archaeological interest. In this instance we consider that the scale of the development would warrant the submission, with the planning application, of a Heritage Statement drawing on the results of a Historic Environment Record Consultation Report, rather than a full desk based assessment and/or evaluation survey. The HER Consultation Report will provide you with the information to complete the Heritage Statement regarding information about the presence and significance of any heritage assets likely to be affected. As part of the service, the HER will also provide you with a blank Heritage Statement template, (generally accepted by all East Sussex validation teams), for you to complete using the HER results.

When you order the search, please supply a block plan with red line boundary so that the HER team can clearly identify the site.

Apply for a HER Consultation Report at: <https://www.eastsussex.gov.uk/environment/archaeology/consultationreport/>. Please fill in your details on the form. The charge for the service is £5. You will be directed to the secure payment site (WorldPay). Once you have paid, you will be emailed with confirmation of the application and payment, and the HER team will be in contact.

Alternatively, we can supply details of archaeological contractors who work in the area if you would like someone to draw up a more comprehensive heritage statement on your behalf.

A map of the Archaeological Notification Areas in East Sussex and Brighton & Hove can be found here [Archaeological Notification Areas for East Sussex, Brighton and Hove \(arcgis.com\)](#)

Diccon Hart
Archaeological Officer
Environment Advice Team,
Communities Economy and Transport

eastsussex.gov.uk

Please note that I usually work only one or two days a week. At other times, please contact [REDACTED] if your enquiry is urgent

Due to staff shortages, the time frame on HER searches and general enquiries in June and July may be slightly longer than usual. We will endeavour to respond to enquires and produce the HER searches as soon as we can.



From: Suzanne Asher [REDACTED]
Sent: Monday, September 4, 2023 2:18 PM
To: County HER [REDACTED]
Subject: Old Poor House, 7 Castle Banks, Lewes BN7 1UZ

Hello,
My client has a rear outbuilding, shown in the attached pictures. She wants to take down the left hand side brick wall, timber front and roof.
She would then replace/extend the patio so that it goes up to the rear flint wall. So the only 'excavation' would be from laying the patio.
I will need to do a listed building / scheduled monument application for this, please can you let me know what the validation requirements will be re archaeology?
Thanks,
Suzanne