

**Report to:** PLANNING COMMITTEE

**Date:** 16 July 2014

**Report from:** Development Manager

**Application Address:** 3A The Uplands, St Leonards-on-sea, TN38 0HL

**Proposal:** Extension to car parking area

**Application No:** HS/LB/14/00386

**Recommendation:** Grant Listed Building Consent

**Ward:** CENTRAL ST LEONARDS

**File No:** UP10003

**Applicant:** 3 The Uplands Ltd per R D P Chartered Architects 14 Cross Street St Leonards on Sea East Sussex TN37 6DP

**Interest:** Owner

**Existing Use:** Residential

### **Policies**

Hastings Local Plan 2004: N/A

Conservation Area: Yes - Burtons' St. Leonards

National Planning Policy Framework: Section 12

Hastings Planning Strategy: N/A

Hastings Local Plan, Development Management Plan, Revised

Proposed Submission Version: N/A

### **Public Consultation**

Adj. Properties: Yes

Advertisement: Yes - Affects a Listed Building

Letters of Objection: 2

Petitions Received: 1

Letters of Support: 1

**Application Status:** Not delegated - petition of objection received

### **Summary**

This is an application for Listed Building Consent for the formation of an additional parking space on area of garden at the south corner of the property. Works include the removal of a concrete block wall, piers, trellis and gates. New railings and gate to be installed.

There will be no harm to the character or appearance of the Grade II Listed Building and therefore it is recommend that Listed Building Consent be granted subject to conditions.

## **The Site and its Location**

The property, which is a Grade II Listed Building, is a semi detached villa constructed of coursed sandstone with rendered quoining and a rusticated plinth. It is divided into two flats and a maisonette. There is a low wall, comprising various finishes, and gates that run along the edge of the front garden and north west edge of the driveway. There are access steps, to the upper ground floor level, on the south east elevation. A small light well is located at the corner of the steps and the south east elevation. The driveway between 2 and 3 The Uplands has a block paviour finish and the paviments have been installed up to the south west corner of the building at 2 The Uplands. This row of six semi detached villas are located on a private road, which is off Maze Hill, and within the Burtons' St Leonards Conservation Area. Maze Hill runs along the boundary of the historic St Leonards Gardens.

## **Details of the Proposal and Other Background Information**

The proposal is to provide additional parking between the south east steps, the front elevation and the existing paved driveway. The works will involve the removal of a section of concrete block wall, associated rendered piers and gates. The area is of an irregular shape and is approximately 6.4 metres by 3.6 metres. The surface is to have a block paviour finish to match the finish of the adjacent driveway and it will be constructed around an existing light well. A section of cast iron railings and a gate are to be installed and will run from the south corner of the front elevation and the edge of the remaining wall.

## **Previous Site History**

HS/LB/14/00029                      Internal alterations and conversion of store to bathroom.  
Listed Building Consent Granted 10 February 2014

## **Details of Consultations**

There have been two letters of objection, one petition of objection and one letter of support following neighbour consultation, erection of Site Notices and advertisement in the Hastings and St Leonards Observer.

The issues that are relevant and can be considered in this application for Listed Building Consent are objections to the impact on the appearance of the property and the impact of the removal of the wall.

## **Planning Considerations**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

This is an application for Listed Building Consent and the Hastings Local Plan 2004, emerging the Development Management Plan Revised Proposed Submission Version and the adopted Hastings Planning Strategy are not relevant. However, the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF), Section 12 apply.

## **Impact on the Listed Building**

The concrete block wall, rendered piers and the iron gates, located between the driveway and front garden, are not original to the building and it is not considered that they contribute or enhance the appearance of the listed building or form an important part of the history of the site. The paviour pattern is to match the paviments forming the driveway and will be finished around the light well adjacent to the steps. The extension of the driveway will also match the area of driveway adjacent to 2 The Uplands, where the block paviments also meet the edge of the building.

Details of new railings and gate, to be located between the new parking space and the front garden, have not been submitted, however details are to be submitted by condition.

## **Conclusion**

The proposed hard standing is modest in size and the materials are to match the paviour finish of the adjacent driveway. It is not considered the proposal will impact on the significance, character or appearance of the Grade II Listed Building, or on the setting of the adjacent or nearby Listed Buildings. I therefore recommend that Listed Building Consent be granted subject to conditions.

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

## **Recommendation**

### **Grant Consent subject to the following conditions:**

1. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.
2. No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
  - (i) Elevation drawings of the railings and gates (scale of 1:10);
  - (ii) Horizontal and vertical cross section drawings of the railings, gates and any drainage scheme (scale 1:2);
  - (iii) Details of any works to the light well.

Works shall be carried out in accordance with the details approved and no occupation of any building approved shall occur until those works have been completed.

3. No works shall commence until sample block paviments have been submitted to and approved in writing by the Local Planning Authority.

Works shall be carried out in accordance with the details approved and the new car parking area approved shall not be used until those works have been completed.

4. The works hereby permitted shall be carried out in accordance with the following approved plans:

13.1263.002

**Reasons:**

1. This condition is imposed in accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected.
3. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected.
4. For the avoidance of doubt and in the interests of proper planning.

**Notes to the Applicant**

1. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.
3. The proposed extension to the car parking area will also require full planning permission.

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**Officer to Contact**

Mrs C Boydell, Telephone 01424 783298

**Background Papers**

Application No: HS/LB/14/00386 including all letters and documents