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**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(As amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY: Eastbourne Borough Council**

**1. THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

**2. THE LAND TO WHICH THE NOTICE RELATES**

Land at 23-25 Royal Parade, Eastbourne, BN22 7AN shown edged in red on the attached plan.

**3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the replacement of timber framed sash windows to the front (facing Royal Parade) and side (facing St Aubyns Road) and rear elevations with UPVC framed windows and doors; and the replacement of the glazed timber framed conservatory on the front elevation of the building with UPVC framed windows.

**4. REASONS FOR ISSUING THIS NOTICE**

Because of their bulk, materials, method of opening and detailed design the replacement UPVC windows, doors and replacement conservatory structure that have been installed on the front and side elevations of this hotel building detract from the setting and appearance of this building of local interest and the Town Centre and Seafront Conservation Area. This is contrary to Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework 2012; Policies B2 (Creating Sustainable Neighbourhoods) D10 (Historic Environment) and D10A (Design) of the Core Strategy 2013; and Saved Policies UHT1 (Design of New Development) UHT4 (Visual Amenity) UHT15 (Protection of Conservation Areas) and UHT18 (Buildings of Local Interest) of the Eastbourne Borough Plan 2001-2011.

**5. WHAT YOU ARE REQUIRED TO DO**

## **LOWER GROUND AND GROUND FLOOR LEVEL**

i) Replace the UPVC windows and doors that have been installed and identified on Photographs 1, 2, 3 and 4 (Windows number W26, W27, W28, W29, W30, W31, W44, W45 and W46) with white painted timber framed sliding sash windows and doors as previously existed on the building and identified on Photographs 5, 6, 7, 8, 9 and 10 (Windows numbered G26, G27, G28, G29, G30, G31, G44, G45 and G46). In terms of the proportions of the frames, glazing bar detail and their detailed design the replacement sash windows should replicate those that were previously installed at the premises. For the avoidance of doubt, the type of each replacement window or door shall be that set out in table 1.

ii) Replace the UPVC windows installed on the ground floor at the front of the property at ground floor level as identified on Photographs 3 and 4 (marked C1 and C2) with a timber framed conservatory with similar proportions and frame dimensions as previously existed and identified on photos 9 and 10 and marked CG1 and CG2.

## **FIRST AND SECOND FLOOR LEVEL**

i) Replace the UPVC windows and doors that have been installed and identified on Photographs 1, 2, 3 and 4 (Windows number W19, W20, W21, W22, W23, W24, W25, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W43) with white painted timber framed sliding sash windows and doors as previously existed on the building and identified on Photographs 5, 6, 7, 8, 9 and 10 (Windows numbered G19, G20, G21, G22, G23, G24, G25, G32, G33, G34, G35, G36, G37, G38, G39, G40, G41, G43). In terms of the proportions of the frames, glazing bar detail and their detailed design the replacement sash windows should replicate those that were previously installed at the premises. For the avoidance of doubt, the type of each replacement window or door shall be that set out in table 1.

## **THIRD FLOOR LEVEL**

i) Replace the UPVC windows and doors that have been installed and identified on Photographs 1, 2, 3 and 4 (Windows numbered W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W42) with white painted timber framed sliding sash windows and doors as previously existed on the building and identified on Photographs 5, 6, 7, 8, 9 and 10 (Windows numbered G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G42). In terms of the proportions of the frames, glazing bar detail and their detailed design the replacement sash windows should replicate those that were previously installed at the premises. For the avoidance of

doubt, the type of each replacement window or door shall be that set out in table 1.

## **6. TIME FOR COMPLIANCE**

- i) Within 1 year from the date the notice takes effect: Complete all works set out in this enforcement notice in so far as they relate to lower ground and ground floor level (Replacement of windows numbered W26, W27, W28, W29, W30, W31, W44, W45 and W46 and the replacement of the UPVC windows installed on the ground floor front of the property at ground floor level numbered C1 and C2 on photographs 1, 2, 3 and 4).
- ii) Within 2 years from the date the notice takes effect: Complete all works set out in this enforcement notice in so far as they relate to the first and second floor levels (Replacement of windows numbered W19, W20, W21, W22, W23, W24, W25, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W43 as shown on photographs 1, 2, 3 and 4).
- iii) Within 3 years from the date the notice takes effect: Complete all works set out in this enforcement notice in so far as they relate to third floor level (Replacement of windows numbered W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W42 as shown on photographs 1, 2, 3 and 4).

## **7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on Tuesday 3<sup>rd</sup> May 2016 unless an appeal is made against it beforehand.

**Dated:** Tuesday 22nd March 2016.



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Leigh Palmer  
**Senior Specialist Advisor**

**On behalf of:** Eastbourne Borough Council

**Nominated Officer:** Neil Holdsworth

**Telephone Number:** 01323 415845



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**Photograph 1: Existing east elevation of building facing St Aubyn's Road (1)**



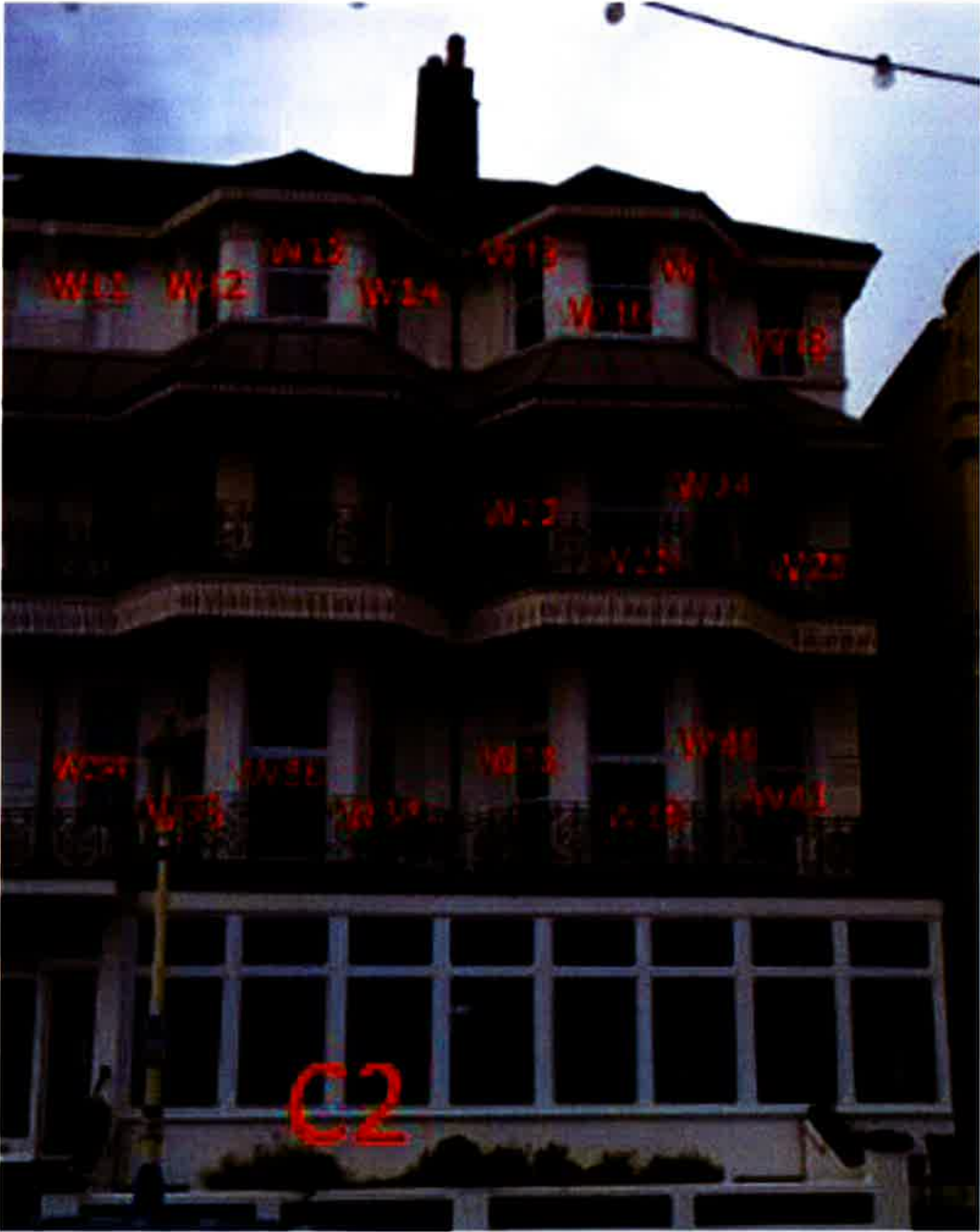
**Photograph 2: Existing east elevation of building facing St Aubyn's Road (2)**



**Photograph 3: Existing south elevation of building facing Royal Parade (1)**



**Photograph 4: Existing south elevation of building facing Royal Parade (2)**





**Photograph 5: Prior to works photos of East Elevation facing St Aubyn's Road (1)**



**Photograph 6: Prior to works photos of East Elevation facing St Aubyn's Road (2)**



**Photograph 7: Prior to works photos of East Elevation facing St Aubyn's Road (3)**



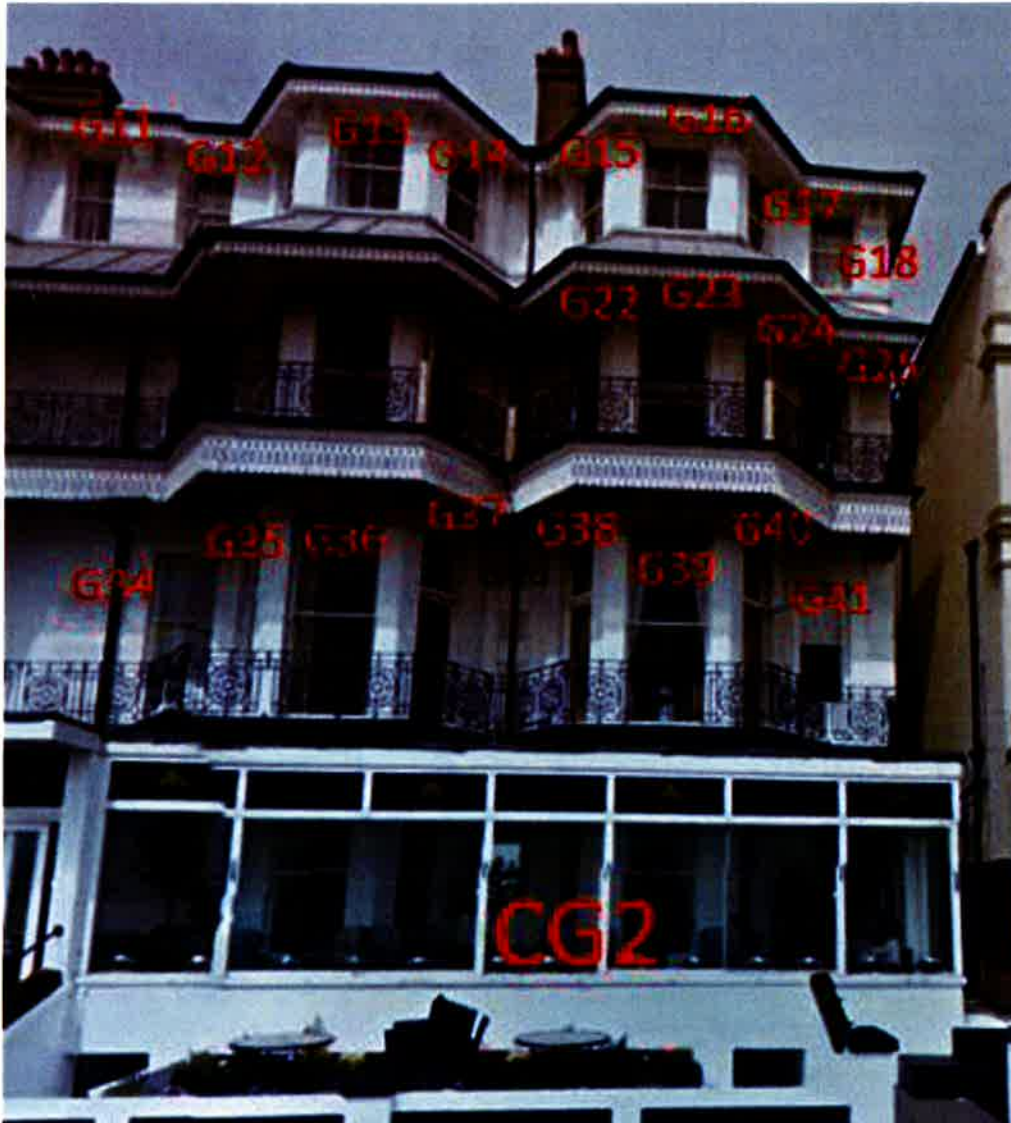
**Photograph 8: Prior to works photos of East Elevation facing St Aubyn's Road (4)**



**Photograph 9: Prior to works photos of South elevation facing Royal Parade (1)**



**Photograph 10: Prior to works photos of South elevation facing Royal Parade (1)**



**Table 1: East Beach Hotel: Replacement Window schedule and example windows.**

Window reference	Description of unauthorised window	To be replaced with	Example window reference
W1/G1	UPVC Tilt and turn window	Timber framed sash window	1
W2/G2	UPVC Tilt and turn window	Timber framed sash window	2
W3/G3	UPVC Tilt and turn window	Timber framed sash window	1
W4/G4	UPVC Tilt and turn window	Timber framed sash window	1
W5/G5	UPVC Tilt and turn window	Timber framed sash window	2
W6/G6	UPVC Tilt and turn window	Timber framed sash window	1
W7/G7	UPVC Tilt and turn window	Timber framed sash window	1
W8/G8	UPVC Tilt and turn window	Timber framed sash window	2
W9/G9	UPVC Tilt and turn window	Timber framed sash window	1
W10/G10	UPVC Tilt and turn window	Timber framed sash window	1
W11/G11	UPVC Tilt and turn window	Timber framed sash window	1
W12/G12	UPVC Tilt and turn window	Timber framed sash window	1
W13/G13	UPVC Tilt and turn window	Timber framed sash window	2
W14/G14	UPVC Tilt and turn window	Timber framed sash window	1
W15/G15	UPVC Tilt and turn window	Timber framed sash window	1
W16/G16	UPVC Tilt and turn window	Timber framed sash window	2
W17/G17	UPVC Tilt and turn window	Timber framed sash window	1
W18/G18	UPVC Tilt and turn window	Timber framed sash window	1
W19/G19	UPVC framed door and window	Timber framed door and window	3
W20/G20	UPVC tilt and turn window	Timber framed sash window	4
W21/G21	UPVC framed door and window	Timber framed door and window	3

W22/G22	UPVC framed door and window	Timber framed door and window	3
W23/G23	UPVC tilt and turn window	Timber framed sash window	4
W24/G24	UPVC framed door and window	Timber framed door and window	3
W25/G25	UPVC Tilt and turn window	Timber framed sash window	1
W26/G26	UPVC Tilt and turn window	Timber framed sash window	5
W27/G27	UPVC tilt and turn window	Timber framed sash window	6
W28/G28	UPVC Tilt and turn window	Timber framed sash window	5
W29/G29	UPVC Tilt and turn window	Timber framed sash window	5
W30/G30	UPVC Tilt and turn window	Timber framed sash window	6
W31/G31	UPVC Tilt and turn window	Timber framed sash window	5
W32/G32	UPVC Tilt and turn window	Timber framed sash window	4
W33/G33	UPVC framed door and window	Timber framed door and window	3
W34/G34	UPVC Tilt and turn window	Timber framed sash window	1
W35/G35	UPVC framed door and window	Timber framed door and window	3
W36/G36	UPVC tilt and turn window	Timber framed sash window	4
W37/G37	UPVC framed door and window	Timber framed door and window	3
W38/G38	UPVC framed door and window	Timber framed door and window	3
W39/G39	UPVC tilt and turn window	Timber framed sash window	4
W40/G40	UPVC framed door and window	Timber framed door and window	3
W41/G41	UPVC tilt and turn window	Timber framed sash window	1
W42/G42	UPVC tilt and turn window	Timber framed sash window	7
W43/G43	UPVC tilt and turn window	Timber framed sash window	7
W44/G44	UPVC tilt and turn window	Timber framed sash window	6
W45/G45	UPVC tilt and turn window	Timber framed sash window	5
W46/G46	UPVC tilt and turn	Timber framed sash	6



	window	window	
C1/GC1	UPVC Window frames	Timber clad conservatory.	N/A
C2/CG2	UPVC Window frames	Timber clad conservatory.	N/A

Table 1: Pictures of example Window types:

1 –Timber framed sliding sash window with glazing bar



2. Timber framed sliding sash window with glazing bar



3. Timber framed door with window above



4. Timber framed sash window



5. Timber framed sliding sash window



6. Timber framed sliding sash window



7. Timber framed sliding sash window



