

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 25 January 2007  
**Ward:** Heslington  
**Parish:** Heslington Parish Council

**Reference:** 06/02479/FUL  
**Application at:** Lord Deramores Primary School School Lane Heslington York YO10 5EE  
**For:** External lighting units on school buildings (retrospective)  
**By:** LCCS Education Services  
**Application Type:** Full Application  
**Target Date:** 25 January 2007

### 1.0 PROPOSAL

1.1 The application relates to a Grade II listed building with playing fields located on NE side of School Lane, on the edge of Heslington village. It seeks permission for the installation of external security light fittings. The application is retrospective and has been submitted as a result of an enforcement complaint and investigation.

1.2 The applicant's agent has submitted a letter in support of the application. It explains that the lights have been installed at the request of the School to enhance security at the school for pupils and staff and to protect the premises and property during hours of darkness. It confirms that the lighting fittings and method of operation have been chosen for low energy consumption, general aesthetic appearance and environmental impact to the surrounding neighbourhood premises.

1.3 A Listed Building Consent application is also before the Council for determination for the internal rewiring of the school as well as the external light fittings and associated wiring (06/02480/LBC).

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Heslington 0029

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Listed Buildings Multiple (Spatial)

Schools Lord Deramore's Primary 0208

2.2 Policies:

CYGP1  
Design

CYGP3  
Planning against crime

CYGP18  
External attachments to buildings

CYHE2  
Development in historic locations

CYHE3  
Conservation Areas

CYHE4  
Listed Buildings

### **3.0 CONSULTATIONS**

#### 3.1 Internal

Highway Network Management - Having consulted the Highway Lighting Engineer, there are no objections - condition HWAY37.

Environmental Protection Unit - (response to LBC application) - No objections.

Conservation - Have visited the site twice, once during the day and once at dusk. Does not think that the internal installation is unacceptable in these particular circumstances. The interior is generally of less value than the exterior and has been much altered, although the main hall has some quality. Adapting a Victorian school to modern day needs will clearly result in some conflict, but it is preferable overall that the school continues in use and is allowed to 'move with the times', provided that the conflicts are minimised. Most of the wiring has been carried in surface-mounted plastic trunking which can look obtrusive, but most of it is at low level and is not eye-catching. More importantly, it is physically less damaging than chasing cables into the wall plaster, especially if repeated over time as technology changes. So although the wiring does look crude in some areas it can be regarded as reversible. The light fittings etc are also acceptable, again bearing in mind the educational standards etc to be met.

The external installation is almost acceptable. The cabling has mostly been run close to existing cables or along discrete routes, and do not think the light fittings are too alien (any security / amenity lighting is going to be conspicuous). But the terminal boxes to the light fittings stand out, and the cables carried across the gables of the front façade need to be better routed or concealed. There is scope for improvement by moving some wires slightly and by painting some lengths and fittings in a dark colour, which is common practice on historic buildings.

Unhappy to either accept or refuse the scheme as it stands, but suggest that either it be approved subject to some agreed adjustments being made or it be withdrawn and resubmitted after these adjustments.

Update by Officer:- Verbal agreement with Conservation Officer to recommend application subject to condition requiring minor alterations to be undertaken, including repositioning and painting of wiring on right hand gable of front elevation, painting of cabling on central gable on front elevation, painting of junction boxes and re-routing and painting of cabling on pier buttress on northern elevation.

### 3.2 External

Heslington Parish Council - Hope that sensitivity will be shown towards neighbours of the school, so that the lighting proposed does not cause any nuisance and light pollution. Lighting levels should be in accordance with the conservation status of the village.

## 4.0 APPRAISAL

4.1 The main considerations are:

- design and visual impact on the appearance of the building, area and conservation area;
- affect on setting and special interest of the listed building;
- opportunity to minimise crime.

4.2 In addition to the Draft Local Plan policies set out in Section 2.2, relevant planning policy is contained within Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15), Policy E4 (Historic buildings and areas) of the North Yorkshire County Structure Plan and the 2004 Heslington Village Design Statement (VDS). PPG15 reinforces the special regard to be given to the desirability of preserving listed buildings, their setting or any features of architectural or historic interest. Section 11.2 of the VDS covers lighting and security. It states that lighting should respect the rural area and the Conservation Area and that obtrusive and excessive security lighting should be controlled. Policy GP18 of the Draft Local Plan is of particular relevance as it covers external attachments to buildings. It states that light fittings...will be granted where their design, location, materials and colouring do not significantly detract from the visual appearance of the building, the visual amenity of the area, or the character and appearance of conservation areas.

4.3 The lights are required to address security breaches at the site and enhance the security of the pupils and staff during hours of darkness. They are fitted with a photocell that triggers them to come on at dusk and have been fitted with a timer switch to turn off at 8pm, in order to minimise lighting pollution to adjoining residential premises.

4.4 The light fittings themselves are of a simple design, though modern in appearance, and are relatively small in relation to the size of the building. The fittings and method of operation were chosen for the following reasons: low energy consumption; general aesthetic appearance; and, environmental impact to the surrounding neighbourhood premises. The fact that the building is listed and in a

conservation area does not seem to have been taken into account in the design of the fittings themselves, but effort has been made to install those at the front of the building in an unobtrusive manner by positioning them behind front buttresses.

4.5 Taking into account their size, simple design and siting along with the security reason for the lights and method of operation, it is considered that the fittings preserve the setting of the listed building and character and appearance of the conservation area and do not significantly detract from the visual and residential amenity of the area.

## **5.0 CONCLUSION**

5.1 In light of the above, the application is recommended for approval subject to the following conditions.

## **6.0 RECOMMENDATION:**            Approve

- 1     The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-  
Drawing no. RBS 050103/E1 dated May/June 2005 and manufacturer's details of 'Thorlux Mercian' lighting;  
or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

- 2     HWAY37     Control of glare etc from lighting
- 3     The lighting units on the front elevation of the building facing School Lane shall be switched off at 20:00 each day at all times.

Reason: To protect the residential amenity of neighbouring occupants.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### 1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the special interest of the listed building, character and appearance of the conservation, visual amenity, residential amenity and highway safety. As such the proposal complies with Planning Policy Guidance Note 15: Planning and the Historic Environment, Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995), Policies GP1, GP3, GP18, HE2, HE3 and HE4 of the City of York Draft Local Plan (incorporating 4th set of

changes, April 2005) and planning guidelines in the Heslington Village Design Statement (2004).

2. Please be aware that the granting of planning permission does not predetermine the outcome of the application for Listed Building Consent. This latter application will need to be forwarded to the Secretary of State for consent to be granted. This is necessary under planning regulations as the application has been made by the Council and involves alteration to the exterior of a Council owned listed building.

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