

COMMITTEE REPORT

Date: 2 March 2017 **Ward:** Clifton
Team: Major and **Parish:** Clifton Planning Panel
 Commercial Team

Reference: 16/02741/LBC
Application at: St Peters School Clifton York YO30 6AB
For: Erection of two storey teaching building following demolition of Grove and Scott buildings and CCF hut and associated internal alterations
By: St Peter's School
Application Type: Listed Building Consent
Target Date: 3 March 2017
Recommendation: Approve

1.0 PROPOSAL

1.1 St Peter's School comprises a large campus of educational buildings set within landscaped grounds dating from the early 19th Century through to the present day, constructed in a mix of brick and stone with a traditional roofscape. Sections of the original 19th Century School are Listed Grade II and lie partially within the Clifton Conservation Area. Listed Building Consent and planning permission are sought for the demolition of two brick built teaching blocks (the Scott and Grove Blocks) dating from the 1950s, a single storey brick and portal frame CCF hut originally constructed for the Home Guard during World War II, a section of brick boundary wall and the erection of a 2 1/2 storey learning hub for the teaching of modern languages. The CCF Hut and the boundary wall are Listed by virtue of being curtilage structures.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006
Conservation Area GMS Constraints: Clifton CONF

2.2 Policies: CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL

Planning and Environmental Management (Conservation)

3.1 Raise no objection to the proposed demolitions as the contribution of the CCF hut and the 3 metre section of boundary wall to be re-aligned to the wider

Application Reference Number: 16/02741/LBC

Item No: 4c

significance of the site and in their own right is modest bearing in mind the extent to which they have been altered in recent times. It is however recommended that the rebuilding of the boundary wall be reconditioned to ensure that it is undertaken in a matching material.

EXTERNAL

Historic England

3.2 No objection.

Clifton Planning Panel

3.3 No objection.

Council for British Archaeology

3.4 No response.

Ancient Monuments Society

3.5 No response.

Georgian Group

3.6 No response.

Victorian Society

3.7 No response.

20th Century Society

3.8 No response.

4.0 APPRAISAL

STATUS OF THE YORK DEVELOPMENT CONTROL LOCAL PLAN

4.1 The York Development Control Local Plan was adopted for Development Control purposes in April 2005; its policies remain material considerations in respect of Development Management decisions although any weight is limited except where in accordance with the National Planning Policy Framework.

STATUS OF THE EMERGING LOCAL PLAN

4.2 The (Emerging) Publication Draft York Local Plan (2014) is currently not progressing through its statutory consultation. At the present early stage in the statutory process the emerging Local Plan policies carry only limited weight, where relevant and in accordance with the terms of the National Planning Policy Framework. However, the evidence base that underpins the proposed emerging policies is capable of being a material consideration in the determination of the planning application.

The NPPF is the most up to date representation of key relevant policy issues and the proposal should principally be assessed against this policy Framework.

IMPACT UPON THE HISTORIC CHARACTER AND INTEGRITY OF THE LISTED BUILDING

4.3 Section 16(2) of the 1990 Planning(Listed Buildings and Conservation Areas) Act creates a statutory presumption for the Local Planning Authority to have special regard to the desirability of preserving the Listed Building or its setting and any special historic or architectural features it possesses. As this is a statutory duty it must be given considerable importance and weight in determining the planning application. Where harm is identified to a Heritage Asset there will be a strong presumption against the grant of permission. Central Government Planning Policy as outlined in paragraph 131 of the National Planning Policy Framework urges Local Planning Authorities to give significant weight to ensuring the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and ensuring the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 advises that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be” ... “As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

Paragraph 133 advises that “Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four specified criteria apply

Paragraph 134 advises 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 securing its optimum use.”

Paragraph 135 requires the effect of an application on the significance of a non-designed heritage asset to be taken into account in determining an application.

Policy D5 of the (Emerging) Publication Draft Local Plan is of particular relevance in this context. This indicates support for proposals affecting Listed Buildings where accompanied by a clear evidence based justification and where the significance and heritage value of the building is maintained.

4.4 Building Significance:- The CCF hut was originally constructed for the purposes of the Home Guard during World War II but was modernised in the 1960s. It is well maintained but of a radically different character and scale to the remainder of the complex to the north and west which comprises a mix of Victorian and Edwardian Collegiate style brick and stone structures with Gothic detailing of two and three storeys in height. It was designed originally as a temporary structure for the purposes of civil defence during World War II and has had only a tangential link to the development of the wider site as an educational campus. It was specifically designed to be erected at speed and low cost and if in its original condition would be of some significance in its own right, however it was extensively modernised in the 1960s with sections of walling and the roof being replaced. The contribution of the CCF building of itself and to the wider significance of the complex is therefore negligible. Directly to the east of the lies a section of brick boundary wall approximately 3 metres high associated with the garden of the Headmaster's House which is itself Listed and dates to the early 19th Century. The wall at its north eastern end substantially retains its character as the garden boundary wall, however at its south western end where it adjoins the Grove and Scott blocks it was substantially rebuilt and slightly realigned as part of the same operation. Its contribution to the wider significance of the site is therefore modest.

4.5 The Proposal:- The proposal involves the demolition of the Grove and Scott blocks which were constructed in the early 1950s and which do not therefore benefit from the protection derived from curtilage Listing, together with the single storey CCF Hut dating to the 1940s and subsequently modernised and a section of brick boundary wall dating to the early 19th Century to the east of the site. The structures would be replaced by a 2 1/2 storey brick and curtain wall clad structure partially over the cleared site of the existing buildings and partially over an existing bus parking area.

4.6 Assessment of Impact:- The principal works involving the demolition of the Grove and Scott blocks and their replacement with a modern teaching block on a new alignment do not materially harm the significance of any Listed Building on its own right or protected by being a curtilage structure. The loss of the CCF building and the section of boundary wall to the Headmaster's House to the rear of the Grove and Scott Blocks do however fall to be assessed. Alterations to the character of a listed building clearly require justification.

In this case the work involves the removal of a much later building not directly related to the educational use of the site and of only modest importance in terms of its significance and the demolition and reconstruction of a section of boundary wall that has previously been heavily altered during the construction of the Grove and Scott Blocks. It is felt that the contribution of the CCF Hut to the significance of the wider Listed complex is at best modest by virtue of its form and character and that the contribution of the boundary wall to the significance of the wider complex has been largely compromised by the works previously undertaken to it in the 1950s. The CCF Hut if it retained its original character would have a degree of significance in its own right as an example of a historic structure created to serve the civil defence needs of the country during World War II, however its character and significance have been substantially compromised by the modernisation works undertaken to it in the 1960s. As a consequence it is felt that the loss of the CCF hut and the demolition and realignment of the rear boundary wall would not result in harm to the character and significance of the site as defined in paragraphs 132-134 of the NPPF.

5.0 CONCLUSION

5.1 St Peter's School comprises a large campus of educational buildings set within landscaped grounds dating from the early 19th Century through to the present day constructed in a mix of brick and stone with a traditional roofscape. Sections of the original 19th Century School are Listed Grade II and lie partially within the Clifton Conservation Area. Listed Building Consent and planning permission are sought for the demolition of two brick built teaching blocks (the Scott and Grove Blocks) dating to the 1950s, a single storey brick and portal frame CCF hut originally constructed for the Home Guard during World War II, a section of brick boundary wall and the erection of a 2 1/2 storey learning hub for the teaching of modern languages. The CCF Hut and the boundary wall are Listed by virtue of being curtilage structures. It is felt that the loss of the CCF building and the demolition of the rear boundary wall would not lead to harm to the significance of the wider Listed complex and the development is therefore acceptable.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs:- 16005AL(0)002; 16005AL(0)003; 16005AL(0)009; 16005AL(0)010; Grove Block & Scott Block 1990; Grove Block 1998; Scott Block 1988(002).

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

3. The reconstructed boundary wall to the south east of the Scott Block shall be constructed to a form and in materials to match the adjacent sections of boundary wall to be retained.

Reason:- To safeguard the character and appearance of the Listed Complex and to secure compliance with Policy HE4 of the York Development Control Local Plan.

7.0 INFORMATIVES:

Contact details:

Author: Erik Matthews Development Management Officer

Tel No: 01904 551416