

DELEGATED DECISION REPORT

HPK/2016/0279 & HPK/2016/0280 Valid 19/05/2016	DUKE OF NORFOLK'S PRIMARY SCHOOL CHURCH STREET SOUTH GLOSSOP	CHANGE OF USE AND CONVERSION OF REDUNDANT SCHOOL TO 4 APARTMENTS AND LISTED BUILDING CONSENT FOR CONVERSION AND ALTERATIONS OF SCHOOL BUILDING AND THE TOILET/STORAGE BLOCK AND DEMOLITION OF THE FLAT ROOF TOILET BLOCK TO THE WEST AND REMOVAL OF THE BOILER ROOM (FULL – MINOR AND LISTED BUILDING CONSENT)
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MAIN ISSUES

- Principle of development
- Heritage issues
- Amenity
- Highway Issues
- Ecology

DESCRIPTION OF SITE

The Duke of Norfolk School and attached school house and offices (now a house) is a grade II listed building and lies within the Old Glossop Conservation Area. It occupies a central location within the village of Old Glossop and is a significant structure which makes a positive contribution to the character of the Conservation Area. Until relatively recently it was the school premises for the Duke of Norfolk Primary School and as such has provided, and is strongly associated with, the provision of important local community facilities. This association is amplified by its location and connection with the adjacent listed parish church. This complex, by virtue of its appearance, association, use and positioning contributes immensely to the character and social history of the village.

The building was constructed in 1852 as a school and headmaster's accommodation. It is constructed from coursed gritstone with ashlar dressings and Welsh slate roof. The architectural style is Jacobean Revival. The building is fortunate in that it has very few modern or unsympathetic alterations.

PROPOSAL

Planning permission and listed building consent are sought to convert this former school building into four, 3 bed dwellings. The flat roofed outbuilding and former toilet block within the site will be used for storage and toilet block demolished, whilst the larger pitched roofed outbuilding (former changing rooms) will be retained and refurbished to provide outside storage for two of the dwellings. The former playground will be subdivided using stone walls and railings to provide each property with a garden area. As amended eight parking spaces for the dwellings will be provided on the side playground and in front of the building where staff formerly parked. These spaces are clear of the public footpath which runs along Church Walk.

The proposals are similar to the previous approved scheme, the works to the exterior of the building are relatively minimal with replacement windows and doors and insertion of new rooflights. One of the large windows to the south elevation is reconfigured to provide a doorway. Existing clutter will be removed from the buildings, eg floodlights, wiring, vents, and external flue. Internally the building separates well into four dwellings. The existing suspended ceiling will be removed and a first floor installed which will be constructed independent of the existing windows employing open plan living both horizontally and vertically. New stud walls will be provided where necessary. The existing windows will be repaired/refurbished where possible and re-commissioned to match where necessary.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 5 Biodiversity
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
H1 Location of Housing Development
H3 New Housing Development
CF5 Provision and Retention of Local Community Services and Facilities
CF 6 Accessibility and Transport

National Planning Policy Framework

Para 17 Core Planning Principles
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 12 Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2016/0280 – Listed Building Consent for conversion and alterations of school building and the toilet/storage block and demolition of the flat roof toilet block to the west and removal of the boiler room – Pending.

HPK/2016/0130 - Application for variation of conditions 2 - 6 relating to
HPK/2014/0322 (Proposed change of use from school to domestic (4no apartments) & change of use of staff room to domestic to form part of existing school house) – Withdrawn 25/04/2016.

HPK/2014/0322 - Proposed change of use from school to domestic (4no apartments) & change of use of staff room to domestic to form part of existing school house – Approved 10/09/2014.

HPK/2014/0345 - Listed building consent for change of use from school to domestic (4no apartments) & change of use of staff room to domestic to form part of existing school house – Approved 10/09/2014.

CONSULTATIONS

Publicity

Site Notice expiry date: 08/07/2016
Neighbour consultation period ends: 28/06/2016
Press Advert expires: 07/07/2016

Public Comments

No comments received.

Environmental Health

No comments received.

Derbyshire County Council Highways

No objections to the amended scheme. Concerns were expressed regarding the original plans due to the waste storage area not being in close proximity to the public highway and lack of space for turning of service and delivery vehicles within the site. It was considered that approval of the earlier plans would result in the turning facility being lost and increase the likelihood of vehicles being reversed to / from Church Street, via an access that is substandard to current layout recommendations.

Conservation Officer

No objections to the revised scheme detailing amended window and door details. Initial comments raised concerns and requested further details on window and door details, and comments also provided on proposed boundary treatment and floor levels.

Derbyshire Wildlife Trust

DWT previously provided comments on the application in 2014, in particular on the bat survey report. A daytime bat survey and a single dusk emergence bat survey was undertaken of the buildings within the site during the 2014 survey season. No evidence of roosting bats was recorded. The nesting bird survey undertaken in 2016 has identified the presence of nesting blue tit and blackbird within outbuildings on site. It is understood that these nests will remain unaffected by the proposed works. From re-reading the nesting Bird Survey Report dated May 2016 and from reviewing the letter from the agent it is understood that work has started on site and that any potential apertures for wildlife have been boarded up previously. Given this DWT would agree with the response letter from the agent that additional bat survey work is unnecessary.

OFFICER COMMENTS

Principle of Development

The principle of conversion of this building to four residential units was accepted in 2014 under applications HPK/2014/0322 and HPK/2014/0345. It was also accepted that the premises were no longer required for community use and its former educational use was being provided on a nearby site. Conversion works are now well advanced and the current application effectively seeks a variation to the previous approved scheme to convert the building into four dwellings. The principle of the development thus complies with the provisions of adopted Local Plan Policies CF5, H1, H3 and the provisions of the NPPF.

Heritage / Design

The former Duke of Norfolk School is a grade II Listed Building which is situated within the heart of Old Glossop Conservation Area. It is thus a designated heritage asset.

Para 126 of the NPPF advises Local Planning Authorities of their need in determining planning applications, to take account of :

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability.'

As noted above, the principle of the building to residential use has been accepted previously. Re-use of the building will ensure that it does not fall into disrepair. In accordance with the provisions of Section 12 of the NPPF and Policy EQ7 of the Local Plan, the proposals are required to protect the designated heritage asset and its setting. The development must preserve or enhance the character or appearance of the Old Glossop Conservation Area.

The current scheme proposes minor alterations to the previous approval but the overall impact is similar. As with the previous approved scheme, the development proposed puts forward a scheme which involves minimal alterations to the internal fabric of the building, which is welcomed. The development will restore, refurbish and protect the existing historic fabric of the building. Negotiation has taken place over

the window and door details and these have been amended to the satisfaction of the Conservation Officer. Material samples have been provided and these are also considered appropriate. Overall it is considered that the alterations proposed to the building itself are acceptable and will conserve the significance of this heritage asset.

Externally the changes will be a little more significant and careful consideration has been given to how each property can be provided with private amenity space and domestic curtilage whilst minimising the impact of such details on the open and hard surfaced setting of the building. The enclosed tarmac area to the north of the building, which sits below Church Street was originally the playground to the school. It is proposed that this area will be subdivided into four separate areas, one for each plot. They will be separated by black wrought iron railings set on low stone plinth walls. This means of enclosure is reflective of those existing and visually unobtrusive thus minimising its impact. The existing outbuilding that served the changing and toilet facilities will be retained and reused to provide outdoor storage facilities for the dwellings thus minimising the need for other external domestic paraphernalia.

As amended, it is considered that the scheme put forward offers a sympathetic conversion scheme which will protect the significance of this heritage asset and preserve the character and appearance of Old Glossop Conservation Area. The development will secure a new and sustainable use for this listed building which complies with the provisions of Section 12 of the NPPF and adopted Local Plan Policies set out above.

Amenity

The re-use of the former school building for residential purposes is the most compatible use given its neighbouring residents and position in relation to the Church. The development will protect the amenities of its neighbours and provide a good level of amenity to future occupiers. The development complies with the provision of Para 17 of the NPPF and Policy EQ6 of the Local Plan which seek to protect the amenities of existing and future residents.

Highway Safety

Concerns were expressed by the Highway Authority about the original plans, which showed bin storage areas for the properties remote from the public highway and lack of space for turning of service and delivery vehicles within the site. The development (as amended) proposes eight parking spaces for the proposed dwellings which is sufficient for the units proposed. The amended site plan demonstrates adequate space within the site for the manoeuvring of vehicles and it also details a bin collection area near to the public highway. The parking spaces will remain clear of the public footpath which runs along the southern boundary of the site. The Highway Authority raises no objection to the scheme, as amended.

Ecology

DWT raised no objections to the previous (2014) application, which was accompanied by relevant bat and bird surveys, and concurs with the agent's view that additional bat survey work is unnecessary given that work has started on site

and any potential apertures for wildlife have been boarded up. It is concluded that the application accords with the requirements of Policy EQ5 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The application needs to be considered in the light of the presumption in favour of sustainable development, balancing the community value of this building with the heritage impacts. The conversion of the building for residential purposes will provide a suitable use for the building which will retain its significance as a heritage asset and preserve the character and appearance of the Conservation Area. The development will provide a sustainable form of development which complies with the provisions of the NPPF and the Local Plan Policies.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Mark Ollerenshaw

Recommendation Date: 10/10/2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of High Peak Borough Council