|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** |  | **Date:** |  | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** |  |  |
|  |
| **Application Ref:** | 2/2021/1237 |  |
| **Date Inspected:** | 8/2/2022 & 22/03/22 |
| **Officer:** | AD/JM |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **Approval** |
|  |
| **Development Description:** | Proposed first floor extension over an existing single storey classroom |
| **Site Address/Location:** | **Chatburn CE Primary School Sawley Road Chatburn BB7 4AS** |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| Request withdrawal of application because of inclusion of Parish Council land within the site boundary. |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objection subject to conditions (Construction Management Plan) and informative (public right of way). |
| **CONSULTATIONS:**  | **Additional Representations.** |
| None received. |
|  |
| **RELEVANT POLICIES:** |
| Ribble Valley Core Strategy: Key Statement EC2 - Development of retail, shops and community facilities and services Key Statement DS1 – Development Strategy Key Statement EN5 – Protecting Heritage AssetsKey Statement DMI2: Transport ConsiderationsPolicy DMG1– General ConsiderationsPolicy DME4– Protecting Heritage AssetsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3: Transport and MobilityPlanning (Listed Buildings and Conservation Areas) Act 1990‘Preservation’ in the duties at section 66 of the Act means “doing no harm to” (*South Lakeland DC v.* *Secretary of State for the Environment* [1992]). NPPFNPPG |
| **Relevant Planning History:**3/2013/1018 - Proposal for fitting a polycarbonate lean-to timber post canopy outside the current reception classroom. PP granted 27/01/2014.In 2008 permission was granted for the provision of a two storey flat roof classroom extension to the northwest (rear) elevation of the school building with approximate dimensions of 10.6m x 6.8m x 4m in height constructed of brickwork.3/2002/0391 - Erection of a two storey flat roof extension formed between two wings of existing school. PP granted 09/10/2001. |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:****Chatburn CE Primary School is prominently sited within Chatburn Conservation Area and the setting of** **Christ Church (Grade II listed). The rear of the site is prominent in views from a public open space and** **public footpaths (FP15; FP16).** **The 1930s build is considered to be a Focal Building and Building of Townscape Merit in the Chatburn** **Conservation Area Appraisal:****“**The school on Downham Road: is an interesting example of 1930s design: the massive Welsh slated roof is topped by a small and ornate fleche, designed to ventilate the roof, and the classroom are lit by very tall windows set between buttresses with offsets. A flat roofed stone porch at the north-western corner is a good example of modernist design with three small windows whose spacing and proportions echo those of the main school, decorated with apron cills and dripmoulds. Around this porch has been wrapped a library block and public conveniences of recent construction, whose Welsh slate roofs have deeply projecting eaves that create a pleasing pagoda-like effect”.**The adjoining terrace of Beech Grove is also identified as comprising Buildings of Townscape Merit.** |
| **Proposed Development for which consent is sought:**Planning permission is sought for a first floor flat-roof (parapet) extension to the utilitarian modern rear extensions which have developed at right angles to the Building of Townscape Merit. External means of escape staircase.Materials to match existing modern build - brick, render, UPVC windows and UPVC rainwater goods. Max. height 7.23m. |
| **Impact upon the character and appearance of Chatburn Conservation Area and the setting of the listed building:**The Chatburn Conservation Area Appraisal identifies the significance of the school to derive from its design and setting within the adjoining Significant Open Space (Important Views from the north-west) and Christ Church (Important View from the east). The school, library and church and recreational space at the centre of the village are considered amongst the most important positive features (Strengths) of the conservation area. “Plastic or treated timber windows and doors on many of buildings” is a Weakness. The “continuing loss of original architectural details and use of inappropriate modern materials or details” is a Threat.The submitted Design Statement identifies “It is noted that there is no reference in the conservation area appraisal regarding the later circa 1960/70’s additions to the north/east side of the original school building to which this application relates. These later additions are considered to be of less historical significance and not in keeping with the original character or conservation merit of the original building”. Furthermore, the case officer for 3/2013/1018 opined “consider the two storey extension allowed in 2008 to be extremely detrimental to the character and appearance of the original school, a designated heritage asset set with Chatburn Conservation Area. Its two storey form obscures a portion of the rear of the original school and its materials conflict with the traditional materials of the original school”.The proposed extension design compounds existing harm to the character and appearance of Chatburn Conservation Area and the setting of Christ Church because of its scale (first floor), massing (the existing single-storey development is stepped-down from the important 1930s range and is deferential to some degree), materials (matching existing modern and unsympathetic materials) and pattern, dimension and style of fenestration (positioned where required rather than with consideration to the design template of the host building). The cumulative impact of harmful works is considered at NPPG Historic Environment paragraph 13, ‘Managing significance in decision-making in the historic environment’ (Historic England, 2015, paragraph 28) and ‘Legal Developments: The Big Issue of Little Harm’ (Historic England Conservation Bulletin Winter 2014).The duties at Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been carefully considered in respect to harm to the designated heritage assets. In accordance with the Government’s NPPF 199, ‘Great weight’ has been given to the designated assets’ conservation in the planning balance.The proposals are contrary to Key Statement EN5 and Policy DME4 and DMG1 of the Ribble Valley Core Strategy which require:The Historic Environment and its Heritage Assets and their settings to be be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits (EN5).Proposals within a conservation area to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. Location, scale, size, design and materials and existing buildings are identified as important considerations.Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting to not cause harm to the significance of the heritage asset (DME4).All development to: Design - be of a high standard of building design which considers the 8 Building in Context Principles (from the CABE/English Heritage Building on Context Toolkit) and be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.Environment - protect and enhance heritage assets and their settings (DMG1).The proposals do not affect historic fabric and relate to only part of the designated heritage assests i.e. ‘less than substantial harm’.NPPF paragraph 200 requires “clear and convincing justification” for any harm to designated heritage assets. NPPF paragraph 202 requires consideration to any public benefits including support of the Optimum Viable Use. The submitted Design Statement identifies “The school has an enrolment of approximately 145 pupils and currently serves the village of Chatburn and surrounding areas. An additional classroom is required to accommodate these figures”. The school as a service to local people is identified as a Strength within the Chatburn Conservation Area Appraisal and is a potential public benefit. However, no explanation as to why additional accommodation is required for the existing enrolment has been provided. Furthermore, there is no discussion as to the form of proposed additional accommodation in respect to its location and design. On the information submitted, public benefits (including contractor employment) do not outweigh the harm to the designated heritage assets.**Head of Planning Services**: Mindful of the concerns of the case officer and noting the likely public benefits and following a site visit additional information identifying the public benefits to the local school and minor design changes have been submitted. It is considered that based on the revised plans and clarification as to the extent of the public benefit and the limited impact on the Conservation Area the scheme is considered acceptable. |
| **Land Use:**Core Strategy Key Statement EC2 provides support to the extension of facilities at the school (“proposals that have an adverse impact on existing community facilities would only be permitted as an exception”).**Residential Amenity:**The proposals have an acceptable impact the amenity of nearby residents. |
| **Highways:**The comments of LCC Highways identifies an acceptable development subject to conditions. |
| **Ecology:**The submitted bat survey summarises “The proposals are considered unlikely to have any impact upon bats and further survey work is not considered necessary”. |
| **Observations/Consideration of Matters Raised/Conclusion:**Therefore, in giving considerable importance and weight to the duties at section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF, NPPG and Key Statement and the public benefits and limited harm to the Chatburn CA and adjacent listed building it is recommended that planning permission be granted. |
| **RECOMMENDATION**: | That planning permission be approved |