

10. LISTED BUILDING CONSENT - REMOVE AND REPLACE THE EXISTING FRONT ELEVATION WINDOW WITHIN THE ADMIN OFFICE, AT CHURCH OF ENGLAND PRIMARY SCHOOL, YOULGRAVE (NP/DDD/0220/0154/SC)

APPLICANT: THE GOVERNERS OF ALL SAINTS PRIMARY SCHOOL

Summary

1. The application seeks Listed Building Consent to replace an existing single glazed front elevation window (within the Admin Office) with a double glazed unit. The key consideration is the potential impact on the character and appearance of the listed building. In this case, the impacts are considered harmful to the integrity of the listed building, therefore the application is recommended for refusal.

Site and Surroundings

2. Youlgrave All Saints C of E Primary School is a Grade II listed building situated in a prominent roadside position fronting onto Alport Lane, close to the centre of Youlgrave. The school is adjacent to All Saints Church, itself a listed building, and lies within the designated village Conservation Area.

Proposal

3. Listed Building Consent is being sought, to include the replacement of an existing single glazed window to the administration office of the school, with a double glazed unit.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposal would cause harm to the significance of the listed building and its setting within the Conservation Area.**

Key Issues

4. With regard to Section 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 61 of the Environment Act 1995, the key issues are the desirability of preserving the listed building affected by the proposed works, the setting and any features of special architectural or historic interest, which are possessed.

History

5. January 2020 - NP/DDD/1119/1255 - Listed building consent - replacing the existing single glazed windows to the front elevation. Granted.
6. August 2019 - NP/DDD/0619/0597 - Listed Building consent - To replace the existing single glazed windows to the front elevation. Granted.

Consultations

7. Highway Authority - No response required.
8. Parish Council - *Fully supports this measure to upgrade the windows and reduce waste heat loss and save unnecessary costs that can be better used for the village children's education.*

Representations

9. None.

National Planning Policy Framework

10. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
11. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Para: 172 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
12. Paragraph 189 states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
13. Whilst Paragraph 193 states, that when considering the impact of a proposed development the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
14. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the new Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Development Plan Policies

Core Strategy

15. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
16. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.

17. DS1 - *Development Strategy*. Supports alterations in principle, subject to a satisfactory scale, design and external appearance.
18. L3 - *Cultural Heritage assets or archaeological, architectural, artistic or historic significance*. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.

Development Management Policies

19. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
20. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
21. DMC8 - *Conservation Areas*. States that applications for development in a Conservation Area, or for development that affects it's setting or important views into or out of the area, across or through the area should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced. Applications should also be determined in accordance with policy DMC5 taking into account amongst other things, form and layout, street pattern scale, height, form and massing, local distinctive design details and the nature and quality of materials.

Assessment

Background

22. A previous application for Listed Building Consent (NP/DDD/0619/0597) was granted in 2019. This was to replace the existing fixed and casement windows to the front and part of the side elevation of the school with double glazed units, with the single glazing within the arched heads of the windows to remain as existing. Further consent was approved (NP/DDD/1119/1255) in early 2020 for the addition of a further window to be double glazed to the side elevation of the school, as it had not been included in this previous consent.

Proposed new window

23. The current application is to now omit this side office window approved through consent NP/DDD/1119/1255, as the window manufacturers have confirmed that the opening window cannot be made small enough to fit into the side office window. Instead the current proposal would now be to replace the office window on the front street facing elevation and carry out repairs to the side office window. Officer advice was conveyed to the applicant about the detail of the existing office windows, with application (NP/DDD/0619/0597) being amended accordingly to exclude these windows. The advice

given, was that the window lights are glazed in the original Victorian way (being direct-glazed into the masonry) and that this detail should be retained and preserved.

24. It was considered that it may be acceptable (now determined through (NP/DDD/1119/1255) to replace the side office window with opening lights as these are in a relatively discrete location on the side of the building. However, the window proposed for replacement now, is on the principle elevation of the building and in a highly visible location close to the street. In this regard, the existing window is glazed in the original way into the masonry, and therefore it is considered important to preserve this detail, particularly as it is on the principle elevation of the school building.

Conclusion

25. Consequently, it is considered the removal of the original fitted glazing to the admin office and replacement with a framed double glazed unit on this front elevation of the school, would cause harm to the significance of the listed building and its setting within the Conservation Area. In conflict with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Development Plan Policies DMC3, DMC5, DMC8 and guidance contained within the NPPF, particularly Para: 189. Therefore recommended for refusal.

Human Rights

26. Any human rights issues have been considered and addressed in the preparation of this report.
27. List of Background Papers (not previously published)
28. Nil
29. Report Author: Steve Coombes, Planner.