

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
BROMSGROVE SCHOOL 'A'	Phased Demolition of existing accommodation wings, link to Housman Hall and construction of replacement student boarding accommodation. Reconfigured parking and landscaping including strengthening of boundary treatment. Rebuilding existing dilapidated stone feature (Application for planning permission) - Housman House, Kidderminster Road, Bromsgrove, B61 7JN	Residential CA	11/0862-DK 21.11.2011

RECOMMENDATION: that permission be **GRANTED**.

Consultations

WH Consulted: 18.10.2011. Response received: 31.10.2011.
No objection.

ENG Consulted: 18.10.2011. Response received: 04.11.2011.

No objection subject to a condition relating to storm drainage.

EDO Consulted: 18.10.2011. No response received.

SPM Consulted: 18.10.2011. No response received.

CO Consulted: 18.10.2011. Response received: 17.11.2011.

I have no objection to the demolition of the existing 20th century buildings, and would agree that they currently detract from the setting of the listed building and the character of the conservation area.

I have no objection to the proposed new accommodation blocks, which although larger particularly in terms of height, should not detract from the setting of the listed building due to the more thoughtful architecture and more appropriate materials. The new buildings will also sit well with the Knaresborough Building to the north which is also constructed in red brick beneath a pitched slate roof. I note that the land falls away to the south west, so the increase in the height of the building at this end of the site will be partially negated.

I considered that we should condition all materials and joinery details, to be approved by the local planning authority prior to works commencing on site.

WCC(CA) Consulted: 18.10.2011. Response received 09.11.2011.

No objection subject to a condition that a programme of archaeological work be conducted in accordance with an approved Written Scheme of Investigation.

VS Consulted: 18.10.2011. No response received.

GG Consulted: 18.10.2011. No response received.

CCO Consulted: 18.10.2011. No response received.

WRS (Noise)	Consulted: 18.10.2011. Response received: 03.11.2011: The following restrictive condition on hours of working should be applied to the site: 'No demolition / construction works to take place outside hours of 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours Saturday. No works at any time on Sundays or Bank Holidays.
WRS (Contaminated Land)	Consulted: 18.10.2011. Response received 08.11.2011. No objection subject to the following condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.
Tree Officer	Consulted: 18.10.2011. Response received: 15.11.2011. All of the mature trees within influencing distance of the development works will require full protection in line with BS5837 Recommendations. There needs to be careful consideration when landscaping or altering hard surfaces within the RPAs around valuable trees. I would request a detailed landscape plan and further information on potential tree pruning for access is supplied. All of the mature tree stock is to be retained and can be worked around taking into account the above points so generally this is an acceptable application.
Publicity	4 letters sent 18.10.2011; expired 08.11.2011. 1 letter sent 31.10.2011; expired 21.11.2011. Site Notice posted 26.10.2011; expired 17.11.2011. Press Notice published 27.10.2011; expired 17.11.2011.

No responses received.

The site and its surroundings

The application site comprises a listed building (Housman House) and a number of modern extensions to the west linked by a single storey corridor. There is an attractive folly in the garden which is medieval in appearance. The existing accommodation blocks are essentially 2 storey structures which date to the 1960's and are located to the rear of the site. There are a number of attractive trees on the site mainly on the periphery. The site was previously Perry Hall Hotel and was converted to educational use in 2005. The site is adjoined by St Johns Middle School to the west, Perry Lane to the south and No. 15 Kidderminster Road to the north. The site is located within the Bromsgrove Town Centre Conservation Area and Perry Hall is Grade 2 listed.

11/0862-DK - Phased Demolition of existing accommodation wings, link to Housman Hall and construction of replacement student boarding accommodation. Reconfigured parking and landscaping including strengthening of boundary treatment. Rebuilding existing dilapidated stone feature. Full Planning Application - Housman House, Kidderminster Road, Bromsgrove, B61 7JN - Bromsgrove School

Proposal

This is the full application for planning permission for the phased demolition of the existing accommodation wings, link to Housman Hall and the construction of replacement student boarding accommodation. The proposal also includes reconfigured parking and landscaping and the rebuilding of an existing dilapidated stone feature. The application is accompanied by an Archaeological Assessment, Ground Investigation Report, Design and Access Statement and PPS5 Assessment. Members should note that the applications for Conservation Area Consent (Ref: 11/0863-DK) and Listed Building Consent (Ref: 11/0974-DK) also appear within this Agenda.

Relevant Policies

WMSS	QE3
WCSP	CTC.1, CTC.19, CTC.20, CTC.21
BDLP	DS13, S35A, S38, S39, E4, TR11
DCS2	CP16
Others	PPS1, PPS5, PPG13, SPG1

Relevant Planning History

P11/0048	Phased replacement Boarding Accommodation and later demolition of existing. Covered path and link to adjacent boarding accommodation. Pre-application advice.
B/2005/0225	Change of Use, alteration and refurbishment of the existing first floor and part ground floor. Granted 27.04.2005.
BU/367/1965	Bedroom Block - Granted.
BU/683/1970	Bedroom Block - Granted.
BU/164/1949	Proposed alterations and additions - Granted.

Notes

The main issues in the consideration of the application are the following:

- (i) The impact of the proposal on the setting of the listed building and conservation area; and
- (ii) Impact on residential amenity.

In this respect, policy CTC.20 of the WCSP, policies S35A, S39, and DS13 of the BDLP and the advice of SPG1 are most relevant in the determination of the application. I consider that the BDLP policies are most relevant in this instance.

Listed Building and Conservation Area

Policy S39 states that careful attention will be paid to any development affecting the character or setting of a listed building. Policy S35A requires new development, in or adjacent to conservation areas to be sympathetic to the character of buildings in the

detailed treatment of matters of design, including form, scale and materials.

Development proposals should seek to retain and enhance open spaces, important views and trees.

Members should note that the architectural and historical significance of the site have been thoroughly examined in the PPS5 Assessment accompanying the application. Policy HE 9.5 of PPS5 states that not all elements of a Conservation Area necessarily contribute to its significance. The relative significance of the element affected should be considered. I would concur with the views of paragraph 2.15 of above assessment which concludes that the accommodation blocks and the various link corridors are of no significance and arguably detract from the setting of the listed building and the conservation area.

The proposal seeks the demolition of each of the accommodation blocks in two separate phases. The replacement student accommodation will consist of a single 'L'-shaped building to a classical design with traditional materials. The front of the proposed block would be located 18m to the SW of the front of the existing building improving the setting of the listed building and curtilage. I consider that the design and use of traditional materials would represent an enhancement to the wider conservation area and listed building setting. The views of the Conservation Officer are noted and the proposal conforms with policy S35A of the BDLP. The views of the County Archaeologist are noted and conditions recommended.

Residential Amenity

In terms of residential amenity, there are properties on Perry Lane located to the SE of the proposed development site. It is noted that the properties are approximately 26m from the side of the proposed Block A and that this is slightly closer than in the case of the existing accommodation block. I note that there are no windows in this elevation and from the perspective and the properties opposite have a northerly front aspect. Therefore, I do not consider, given the design of the proposal, the separation distance across a street and the presence of existing student accommodation that there is any significant change in terms of residential amenity for these properties.

The proposed Block A would be closer to the boundary with St John's Middle School than the existing accommodation. I note that there are a number of existing trees on the boundary being retained, additional ones planted and 2.5m acoustic fencing installed. I consider that these measures are sufficient to outweigh any amenity issues arising during school breaks. I note that there are substantial evergreen trees on the boundary with Sanders Park and along the boundary with ('Hayward' - 15 Kidderminster Road. I note that the proposed Block B is located at least 7m further from the boundary than the present structure. The proposal generally accords with the advice of Supplementary Planning Guidance Note 1 (Residential Design Guide).

Other Issues

Members should note that there are no highway objections to the proposal and the increase of the floorspace over the present building is 95sqm out of a total build of 1692sqm. 26 additional bedrooms are being provided making a total provision of 72

bedrooms. It is proposed to carry out the development in phases with Block A being completed first followed by the demolition of existing wing closest to Housman Hall. When Block B is completed on this part of the site, then the remaining existing accommodation block will be demolished. I consider that a phased approach is appropriate for operational reasons and it also mitigates the impact on residential amenity during construction.

Members should note that a full ecological survey is not available at this time. However, there is one in preparation at present and the initial findings have been reported in an email received from Worcestershire Wildlife Consultancy on 16.11.2011. The buildings to be removed are flat roofed and the ecologist confirms that there would be no harm to bats. No works are proposed to the existing roof of Housman Hall as part of these proposals. Therefore the proposal accords with the requirements of PPS9 and Circular 06/2005. The trees on the site are protected as part of the Conservation Area. The scheme retains most of the trees on site and there is no objection from the Tree Officer subject to conditions.

Conclusion

The proposed development would represent an enhancement of the character of the Conservation Area and would also improve the setting of the listed Housman Hall. The applicant has conducted consultation with local residents and provided a detailed PPS5 Assessment. The impact on residential amenity is acceptable and policy S31 of the BDLP confirms that, subject to compliance with other development plan policies, the Council will consider favourably development required to facilitate the provision of education or for purposes ancillary to such provision. I consider that this includes the provision of student accommodation. Permission should be granted.

RECOMMENDATION: that permission be **GRANTED** stc:

1. C1 (Time Limit)

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. C1A (Plans / Drawings)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. C3 (Materials)

Reason: To protect the visual amenity of the area in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004 and policy CTC.1 of the Worcestershire County Structure Plan 2001.

4. C7 (Drainage)

Reason: In order to secure the satisfactory drainage conditions in accordance with policy ES5 of the Bromsgrove District Local Plan 2004.

5. C10 (Landscaping Scheme)

Reason: In order to protect the trees which form an important part of the amenity of the site in accordance with policies DS13 and C17 of the Bromsgrove District Local Plan January 2004 and policies CTC.1 and CTC.5 of the Worcestershire County Structure Plan 2001.

6. C13 (Retention of Existing Trees)

Reason: In order to protect the trees which form an important part of the amenity of the site in accordance with policies DS13 and C17 of the Bromsgrove District Local Plan January 2004 and policies CTC.1 and CTC.5 of the Worcestershire County Structure Plan 2001.

7. Prior to the commencement of the development hereby approved, details of the acoustic fencing referred to in plan ref.: 2683-111 Rev E shall be provided to and approved in writing by the Local Planning Authority.

Reason: In order to protect the amenity of adjoining occupiers in accordance with policy DS13 of the Bromsgrove District Local Plan 2004.

8. The development hereby approved shall not be commenced until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing.

Reason: In order to protect the archaeological resources of the site in accordance with policy C36 of the Bromsgrove District Local Plan 2004.

Notes

This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan (BDLP) January 2004 and other material considerations as summarised below:

WMSS	QE3
WCSP	CTC.1, CTC.19, CTC.20, CTC.21
BDLP	DS13, S35A, S38, S39, E4, TR11
DCS2	CP16
Others	PPS1, PPS5, PPG13, SPG1

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.