

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 Conservation Area Consent) - Housman House, Kidderminster Road, Bromsgrove, B61 7JN	Residential CA	11/0863-DK 08.12.2011

RECOMMENDATION: that Conservation Area Consent be **GRANTED**.

Consultations

CO	<p>Consulted: 18.10.2011. Response received: 17.11.2011.</p> <p>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.</p> <p>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.</p> <p>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.</p>
WCC(CA)	<p>Consulted: 18.10.2011. Response received 09.11.2011.</p> <p>No objection subject to a condition that a programme of archaeological work be conducted in accordance with an approved Written Scheme of Investigation.</p>
VS	Consulted: 18.10.2011. No response received.
GG	Consulted: 18.10.2011. No response received.
CCO	Consulted: 18.10.2011. No response received.
Tree Officer	<p>Consulted: 18.10.2011. Response received: 15.11.2011.</p> <p>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.</p>

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Publicity Site Notice posted 26.10.2011; expired 16.11.2011.
Press Notice published 27.10.2011; expired 17.11.2011.
No responses received.

The site and its surroundings

The application site comprises a Grade 2 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.

Proposal

This is the Conservation Area Consent application for the phased demolition of the existing accommodation wings, link to the 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 Planning Permission (Ref: 11/0862-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 issue in the consideration of the application is as follows:

- (i) The impact of the proposal on the setting of the listed building and conservation area.

In this respect, policy CTC.20 of the WCSP, policies S35A, S39, and DS13 of the BDLP are most relevant in the determination of the application.

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.

Conclusion

The buildings to be demolished do not contribute to the character of the Conservation Area. The proposed development would represent an enhancement of the character of the area and would also improve the setting of the listed Housman Hall. Conservation Area Consent should be granted.

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RECOMMENDATION: that Conservation Area Consent be GRANTED sftc:

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 (Modified)

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.