

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
<b>BROMSGROVE SCHOOL 'A'</b>	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 Listed Building Consent) - Housman House, Bromsgrove School, Kidderminster Road, Bromsgrove, B61 7JN	Residential CA	<b>11/0974-DK</b> 22.12.2011

**RECOMMENDATION:** that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to determine the application for Listed Building Consent following the expiry of the publicity period on 22.12.2011.

In the event that further representations are received, **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services in consultation with the Chairman of Planning Committee to assess whether new material considerations have been raised and to issue a decision after the expiry of the statutory publicity period accordingly.

#### Consultations

CO	<p>Consulted: 21.11.2011. Response received: 21.11.2011.</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: 21.11.2011. Response received 23.11.2011.</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: 21.11.2011. No response received.
GG	Consulted: 21.11.2011. No response received.

**11/0974-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. Listed Building Consent - Housman House, Bromsgrove School, Kidderminster Road, Bromsgrove, B61 7JN - Bromsgrove School

CCO                      Consulted: 21.11.2011. No response received.  
Publicity                Site Notice posted 28.11.2011; expired 19.12.2011.  
Press Notice published 01.12.2011; expired 22.12.2011.

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 Listed Building Consent (LBC) 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 LBC is required because the link from the existing accommodation blocks to Housman Hall will be demolished in the proposal. There are no alterations proposed to the listed building. 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 Conservation Area Consent (Ref: 11/0863-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      PPS1, PPS5, PPG13, SPG1  
Others      CP16

### 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.

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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 character of the listed building.

In this respect, policy S39 and DS13 of the BDLP are most relevant in the determination of the application.

### Listed Building

Policy S39 states that careful attention will be paid to any development affecting the character or setting of a listed building.

Members should note that the architectural and historical significance of the site have been thoroughly examined in the PPS5 Assessment accompanying the application.

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.

### Conclusion

There is no objection from the Conservation Officer in respect of the demolition of the covered link to the accommodation blocks and no impact on the listed building. I consider that it complies with policy S39 of the BDLP.

**RECOMMENDATION:** that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to determine the application for Listed Building Consent following the expiry of the publicity period on 22.12.2011.

In the event that further representations are received, **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services in consultation with the Chairman of Planning Committee to assess whether new material considerations have been raised and to issue a decision after the expiry of the statutory publicity period accordingly.