

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Egton

Application No. NYM/2018/0122/LB

Proposal: Listed building consent for creation of fire escape to classroom

Location: St Heddass R C Primary School, Egton Bridge

Decision Date: 29 June 2018

Extended to:

Consultations

Parish -

Advertisement Expiry Date - 15 June 2018.

Director of Planning's Recommendation

that listed building consent be **granted** subject to the following conditions:

- Standard Three Year Commencement Date - Listed Building**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	2291 PL 001	27 February 2018
Proposed Floor Plans & Elevations	2291 HIA 00 00 DR A 003	27 February 2018
Existing Plan & Existing and Proposed Internal Elevations	2291 HIA 00 00 DR A 006	25 July 2018
Proposed Floor Plans and Elevations (2)	2291 HIA 00 00 DR A 006	09 August 2018

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- Notwithstanding the submitted details, no work shall commence on the installation of any replacement or new windows and glazing in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening and glass specification. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- No work shall commence on the installation of any balustrading hereby permitted until full constructional details (at a scale of not less than 1:20) and a sample of the proposed stain have been submitted to and approved in writing with the Local Planning Authority. The balustrading shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:



Date:

16/8/18

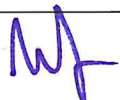
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Informatives

1	Planning permission has also been granted for this development under reference no. NYM/2018/0116/FL. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.
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Reasons for Conditions

1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. For the avoidance of doubt and in order to comply with the provisions of NYM Core & Policy A and NYM Development Policy 3 which seek to ensure that the appearance of
4. the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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Background

St. Hedda's RC School is situated between Egton Station and St. Hedda's Church on the west side of the main village road in Egton Bridge within the Conservation Area. The School is also a Grade II Listed Building.

In 2012 planning permission and listed building consent were granted for the construction of a one and a half storey dining hall with meeting rooms and storage space above together with removal of existing timber storage sheds, new boundary treatments and landscaping. The proposal related to a site to the rear of the main school building where a detached building dating from around 1947 stood providing a kitchen and dining facility. The part timber, part asbestos building was removed to make way for a more contemporary replacement which has since been completed.

In 2015 an application for the creation of a disabled access ramp and fire escape to the dining room building was submitted and subsequently withdrawn.

The current application seeks listed building consent for alterations to an existing window opening in the main school building to provide a fire escape from the classroom.

The proposed alterations to the window opening in the main (listed) school building has been subject to negotiations and revisions following an objection lodged by the Authority's Building Conservation Officer. As originally submitted, the scheme proposed lowering the sill height to provide a full length opening with the window amended to a pair of slim French doors (no increase in width). The Authority's Building Conservation Officer advised that the works will involve removal of historical fabric and also an interruption of the regular window pattern, both of which would constitute harm to the heritage significance of the listed building, and the supporting statements lack sufficient clear and convincing justification.

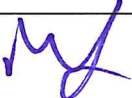
There is a companion application for full planning permission also under consideration ref.: NYM/2018/0116/FL.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development Policy 5 (Listed Buildings).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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DP5 only permits alterations, extensions or changes of use of a listed building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

The main issues to consider with this application are whether the proposed changes are sympathetic to the host listed property, its wider conservation area setting and whether there is sufficient justification for the physical works to this designated heritage asset.

As originally submitted, Officers and the Authority's specialist Building Conservation Team raised concern in respect of the level of intervention proposed in the main listed school building. The proposed alterations were considered to amount to unacceptable harm to the character and appearance of the building through interruption to the regular window pattern and amount to unacceptable or poorly justified loss of historical fabric. The proposal would then have a similar effect on the conservation area setting.


Consequently Officers requested amendments to the proposed window alterations to retain the existing dimensions of the opening and to amend the method of opening to a side hung casement rather than pair of French doors. This option allowed a more faithful replica design to the glazing bar pattern and although results in the need for external steps and hand rail (as is required internally) there would be substantially less impact caused to the fabric of the building.

In response to the revised proposals, the Authority's Building Conservation Officer has no objection subject to the addition of a condition requiring constructional details for the listed building window alterations.

The proposal is considered to represent important works required for compliance with disabled access arrangements and safe running of the school which is a vital community facility. The amended proposal is considered to satisfactorily address Officer's concerns and in respect of acceptable changes to the listed building. In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

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