

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

14th JUNE 2012

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

12/0170/LBC

The Old Vicarage, The Green, Norton

Demolition of existing modern school buildings, footway canopy and associated footpaths and dwarf walls together with sections of walling within the site (to be rebuilt). This will enable redevelopment of the site for 13 residential units.

Expiry Date 26 March 2012

SUMMARY

The application is one of several relating to the Red House School site in Norton. The intention is to redevelop the existing sites currently occupied by the School and for the school to relocate to a single new site in Wynyard.

This application solely looks at the Listed Building Consent for the demolition of existing modern school buildings, footway canopy and associated footpaths and dwarf walls together with sections of walling within the existing junior school site.

Only the impact of the loss of the structures proposed to be demolished and the resulting impact on the significance of the listed Vicarage building can be considered through this application.

The application is considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework in that there will be no adverse impact on the significance of the listed Vicarage and is recommended for approval.

RECOMMENDATION

That planning application 12/0170/LBC be approved subject to the following conditions and informative below;

01 *The development hereby approved shall be in accordance with the following approved plan(s);*

Plan Reference Number Date on Plan

Reason: To define the consent.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the NPPF. It is considered that the scheme accords with the act and National Planning Policy Framework and will not have an adverse impact on the character appearance and significance of the grade II listed building and there are no other material planning considerations which indicate that a decision should be otherwise

BACKGROUND

1. Red House School is an independent coeducational school providing education from nursery (2 year plus) to GCSE level (16 years). The applicant states that the school has now outgrown its current site. To enable it to expand and to provide new state of the art teaching and sports facilities for children up to the age of 18 (including the provisions of a Sixth Form), the School is proposing to relocate to a new site in Wynyard, Stockton-on-Tees. A planning application (12/0067/FUL) for the development of the new school has recently been granted planning permission.
2. To facilitate the relocation for the School, three separate planning applications (and associated Conservation Area Consent/Listed Building Consent applications) have been submitted - This application, along with accompanying applications for the site of the Senior School site and the Old Vicarage seek permission for residential development to fund the wider project.

SITE AND SURROUNDINGS

3. The application site is the former Vicarage building situated within the Norton conservation area the building is grade II listed and is the former Vicarage associated with St Marys Church. The building is currently used for educational purposes associated with the nursery and infant school element of Redhouse School. The vicarage itself is largely intact and there are several modern school extensions to the building, which are of no historic and little architectural interest.
4. To the north and west of the site lies St Marys Church (Grade I listed) and its associated grounds and structures. The site is bound to the east by open space associated with the use of the school, beyond which lies the church wall (Grade II listed). To its immediate north is a tarmac drive together with a small patch of grass, which creates a turning circle. This access serves both the vicarage and the church. To the immediate east is a large area of lawn with several mature trees. To the west is a small area of hard standing enclosed by a palisade fence and brick wall in its western side and bricks walls to the north and south. Two small out houses are located in the North West and south west corners of the hard standing.
5. An open covered walkway creates a covered link to the modern classrooms, which were constructed approximately 8 years ago.

PROPOSAL

6. The application looks to demolish all of the existing modern extensions to the vicarage to make way for a new development of 13 dwellings. The application also relates to sections of wall within the walled garden element of the nursery school site. The walls are not listed in their own right however lie within the historic curtilage of the Vicarage therefore are listed by association with the Grade II listed Vicarage.
7. Only the impact on the character appearance and significance of the listed building the Vicarage can be considered through this application for listed building consent and all other material considerations would be considered under the accompanying application for redevelopment (12/0166/FUL)

CONSULTATIONS

Consultees were notified and any comments received are set out below:-

Tees Archaeology

No objection to the demolition of the modern school buildings.

PUBLICITY

Neighbours were notified and the comments received are below:-

25 The Green Norton, Staypleton House Ragworth Place, 1 Darlington Lane, 22 Siskin Close Norton, 22 Siskin Close Norton, 2 Redwing Lane Norton, 10 Fulmar Road Norton, & 15 Falcon Lane Norton, Windsor House Mill Lane

The main issues raised are:-

Concerns regarding loss of trees and drainage capacity issues

The area allocated to the rear of Staypleton House, Parsons Walk, for maintenance to the house, is not practical

Excessive local over capacity of residential units

Raise strong objections to the building or changes to the former rectory at Norton; feel this will change the outlook and heritage of Norton Green. Agree with the demolition of all new buildings on that site to return the site to its former glory.

Object to any traffic on to the Green from any housing development on the "Red House" site

Wish to preserve the outlook of the Green

Objects to the application. Concerns over the perceived lack of consultation and availability of on line access to view applications.

PLANNING POLICY

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the National Planning Policy Framework

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 provides that in considering whether to grant permission for development which affects a listed building or its setting, the decision maker should pay special regard to the desirability of preserving the building or its setting on any special architectural or historic interest which it possesses

MATERIAL PLANNING CONSIDERATIONS

8. The main consideration of the application is the affect of the works on the significance of the Grade II listed Vicarage. The proposals look to remove the previous modern extensions to the listed old vicarage. The structures lie within the curtilage of the grade II listed Vicarage and are therefore subject to an application for listed building consent although of no historic or architectural interest. The extensions are of varying ages ranging with the majority constructed in 2003- 2004 all are of modern construction and design The application also considers demolition works to sections of wall within the walled garden, which are within the historic curtilage of the garden of the Vicarage.
9. The principle frontage of the building is on the northern elevation, which overlooks the driveway to the church. The modern extensions are situated to the south elevation and are somewhat haphazard in its fenestration. The west elevation is dominated by the modern 3-storey fire escape extension.
10. The extensions to the existing Vicarage were constructed in 2003 are of no historic or architectural merit therefore the demolition works are in principle acceptable. The proposed works would help to restore the Vicarage back to its historic proportions and enhance its setting.
11. Works of making good to the vicarage such as new brickwork can be controlled by condition and these works will ensure the appearance and structure of the Vicarage are unaffected by removal of the extensions.

The National Planning Policy Framework states

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably

12. It is considered that removal of the existing school buildings will help to return the Vicarage to its historic character and appearance and there is no objection to the demolition of those elements requiring listed building consent.
13. Sections of the historic walled garden have been reconstructed in modern engineering brick. In addition there are areas that are currently leaning and/ or in conflict with mature trees. It is proposed to demolish and rebuild these sections to ensure they retain the character of the walled garden and to also protect the mature trees. All of the sections of

wall in question are within the walled garden itself and are not part of any external boundaries

14. Although these elements of wall are historic and add to the setting and context of the vicarage there are sections which are unsympathetic and removable and rebuild of these elements are welcomed. In addition the other elements requiring work to ensure the overall stability of the walls are necessary to ensure the sense of enclosure is retained and the mature trees which are very much part of the character of the site are protected. The works are therefore considered acceptable for the reasons outlined above.

CONCLUSION

15. The works are not considered to adversely affect the significant of the Grade II listed Vicarage and the application for Listed Building Consent is recommended for Approval with conditions for the reasons set out above.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

WARD AND WARD COUNCILLORS

**Ward Norton North
Ward Councillor Councillor S I Nelson**

**Ward Norton North
Ward Councillor Councillor Mrs K. F. Nelson**

IMPLICATIONS

Financial Implications: As report

Environmental Implications: As report

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers:

Planning Listed Buildings and Conservation Areas Act 1990
National Planning Policy Framework

12/0166/FUL Redevelopment of the Nursery and Lower Infant School site including car park and former walled garden area for 13 residential units, including access, car parking and landscaping.

12/0167/FUL Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units.

12/0172/LBC Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units. Internal and external alterations to the former vicarage to enable its conversion to 4 residential units. Demolition of existing school buildings, footway canopy and associated footpaths and dwarf walls to enable redevelopment of the site.