

DELEGATED

AGENDA NO
PLANNING COMMITTEE

14th JUNE 2012

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

12/0172/LBC

The Old Vicarage, The Green, Norton

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.

Expiry Date 26 March 2012

SUMMARY

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

This application solely looks at the Listed Building Consent for the conversion of the former Vicarage and only the impact on the significance of the listed 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 12/0172/LBC be approved subject to the following conditions and informatives below;

01 Approved Plans
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.

02. **Brickwork**
All new facing brickwork shall match the original historic adjacent brickwork in respect of colour, texture, face bond and pointing, unless shown otherwise on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason-To ensure materials compatible with the existing building.

03. **Joinery**
The new joinery shall of painted timber and match the existing joinery adjacent in respect of materials, dimensions and profiles, unless otherwise shown on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason- To ensure materials compatible with the existing building

04. **Rainwater Goods**
All new external rain water goods and soil pipes on the visible elevations shall be of cast iron, painted black.

Reason-To ensure materials appropriate to the status of the building.

05. **Construction Noise**
All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Reason- In the interests of the amenities of the occupiers of neighboring properties

INFORMATIVES

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the National Planning Policy Framework. 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. An open covered walkway creates a covered link to the modern classrooms, which lie outside the site boundary to the south.

PROPOSAL

5. The application seeks Listed Building Consent for the conversion and subdivision of the Vicarage into 4 residential units. This requires minimum internal alterations. The eastern side of the building will be converted into a single larger dwelling (the townhouse) and the western part will be converted into three apartments.
6. To the south a private garden will be created to the rear of the townhouse and a communal garden will be created to the rear of the apartments.
7. There will be no alterations to the front (north) elevation of the building with the exception of the removal of 3 holly trees.
8. The existing vehicular access will be retained and gated area to the west will be retained in its existing configuration. The outhouse in the northwest corner shall be re-used as a refuse store, the outhouse to the south west is also retained.
9. A short section of wall attached to the southern elevation of the vicarage shall be removed to allow vehicle access to a new car parking court to the rear of the gardens, The bricks will be reused to create a garden boundary separating the private town house from the communal garden.
10. A parking court and double garage (for the townhouse) shall be created.

CONSULTATIONS

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

Environmental Health Unit

No objection in principle, recommend the following conditions:

Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

PUBLICITY

Neighbours were notified and the comments received are below:-

Summary of Petition from: 22 Siskin Close Norton, A Fox ; 22 Siskin Close Norton, N. P Fox; 2 Redwing Lane Norton, N J Miller; 10 Fulmar Road Norton, J Moodie & 15 Falcon Lane Norton, E Moodie

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

Windsor House Mill Lane, James L Maloney (Summary)

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

There is not a site notice displayed in Mill Lane - a popular pedestrian route through to Crooks barn from The Green that could clearly identify and inform the public of the proposals, this is a conservation area that must be protected it is far too important an issue for the public and residents not to be informed.

PLANNING POLICY

11. The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the National Planning Policy Framework, 2012.

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

12. The main consideration of the application is the affect of the proposals on the significance of the grade II listed Old Vicarage.

Impact on the character, appearance and significance of the listed building

13. The vicarage became part of the school complex in 1973 and was converted in 1975 to a music school. The principle frontage of the building is the northern elevation, which overlooks the driveway to the Church. The eastern elevation has large double storey bay windows, which overlook Norton Green. The south elevation is the rear elevation and is somewhat haphazard in its fenestration. The west elevation is dominated by the modern 3-storey fire escape extension.
14. The use of the original central staircase and modern fire escape stair within the building will be used to enable the vicarage to be divided into one 3 storey town house to the east and 3 apartments to the west.
15. Minimal internal alterations are required to accommodate four dwellings within the vicarage; The principal spaces are retained with the removal of one or two original doors, the blocking up of some openings and the installation of some partitions.
16. The staircase will be retained and all historic timber panelling, skirting and cornicing will be retained within the refurbished building.
17. The design for the conversion has been mindful to retain as many of the existing structures as possible. The rooms arranged to make the best use of existing walls, staircases and changes in level. Due to the large proportions of some of the existing rooms there has been a degree of subdivision in order to provide the necessary accommodation. However this is not considered to adversely impact on the character of the building
18. Given the alterations which have taken place to accommodate the school use minimal changes are required to revert the building back to into residential use- the use for which it was built. The alterations could all be reversed in the future should it be required to revert the building into a single dwelling and the works are considered acceptable.

The NPPF states that:

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.

19. It goes further to state that Local planning authorities should look for opportunities for new development within Conservation Areas 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

20. It is considered that removal of the later extensions will help to re-establish the context of the building in its surroundings. Returning the building to its former use as residential is also acceptable in principle as its historic original use.

Other matters

21. The neighbour comments relate to matters that will be considered through the planning applications for the redevelopment of the wider nursery site and the conversion itself and are not material planning considerations of this application.

CONCLUSION

22. It is not considered that the works required to necessitate the change of use to four dwellings will have an adverse impact on the character, appearance or significance of the grade II listed building. It is recommended that the application be **Approved with Conditions** for the reasons specified 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.

12/0170/LBC 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.

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.