

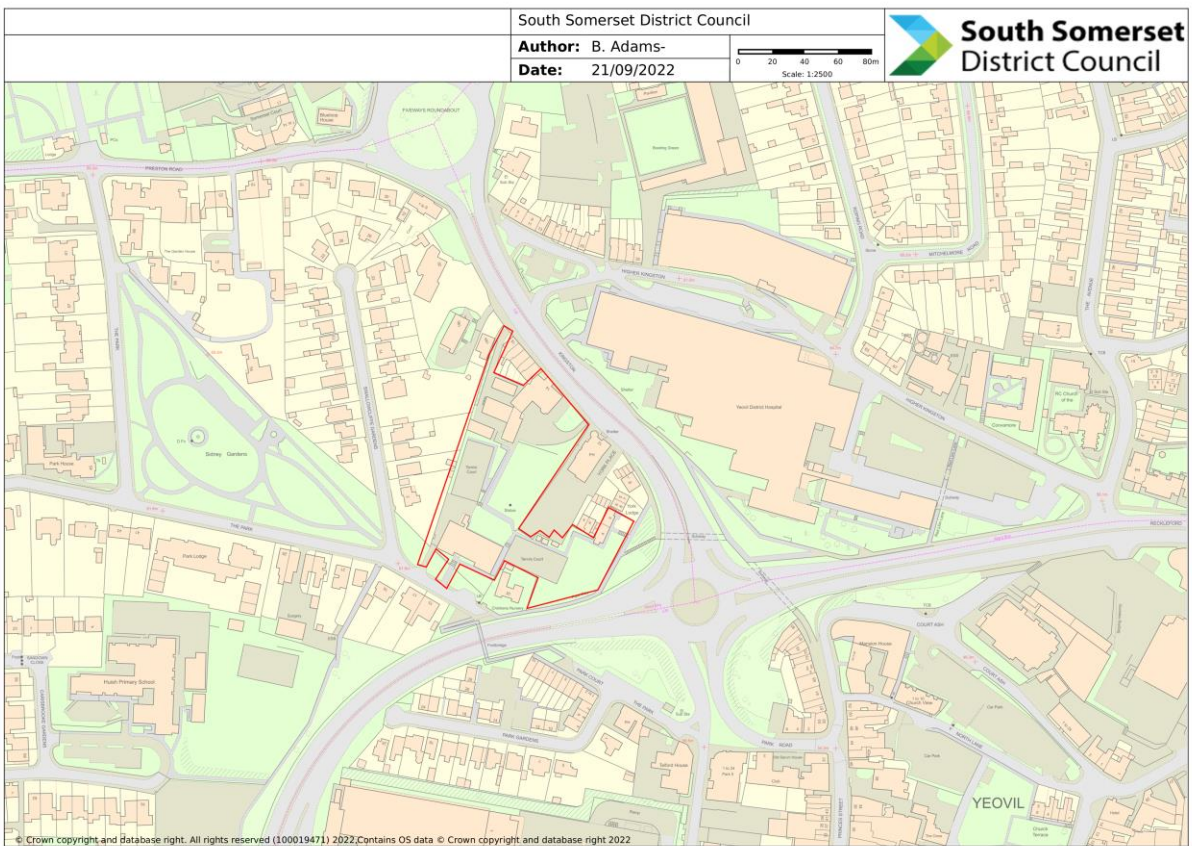
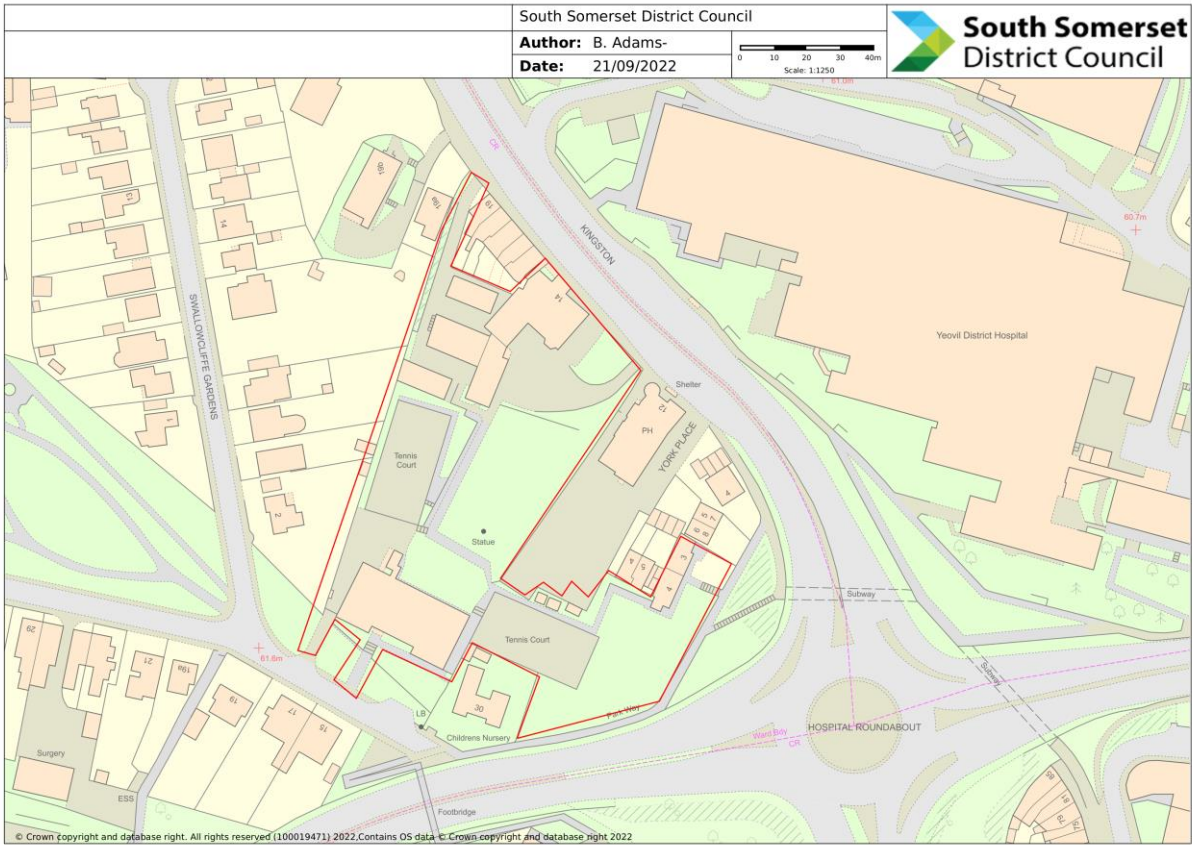
Officer Report On Planning Application: 20/01088/LBC

Proposal :	Listed Building Consent for the redevelopment of former Park School site consisting of the conversion of existing buildings to 7no dwellings, conversion of and works to the Grade II Listed Kingston House to 8no dwellings, demolition of 3 existing school buildings and associated infrastructure, access enhancements, landscaping and all associated works.
Site Address:	The Park School Kingston Site , Kingston, Yeovil, BA20 1DX
Parish:	Yeovil
YEOVIL SUMMERLANDS Ward (SSDC Member)	Cllr J Clark Cllr W Read Cllr P Lock
Recommending Case Officer:	Linda Hayden (Principal Specialist) Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	1st July 2020
Applicant :	Stonewater Ltd
Agent: (no agent if blank)	Andrew Tregay Boon Brown Architects Motivo Alvington Yeovil BA20 2FG
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The Development Manager has agreed that this report (and the associated planning application (20/01087/FUL)) should be considered by the committee given the level of local interest together with the scheme being an early proposal that is accompanied by a self-contained solution to nutrient neutrality.

SITE DESCRIPTION AND PROPOSAL:



This application relates to Kingston House, formally a large manner house which converted to a private school in 1949, which is Grade II listed. The house is understood to have been constructed on a former brickworks circa 1831 and to have been extended and altered and its carriage house and stables built by 1886. Since this time the school has added three buildings. Various elements of the grounds have been adapted over the years including the addition of a tennis court and numerous areas of hard standing. The listing states:

'ST51NE YEOVIL CP KINGSTON (West side) 2/47 No 14 (Kingston House) and North-east boundary wall and gateway - II Town house (now private school) of c1840. Brick with Ham stone plinth, band and rusticated quoins: Welsh slated roof behind parapets with stare urns mounted on the four corners. The South East entrance facade 2-storeys of 3-bays, with central 6-pane (4-glazed) door set in simple opening, with 12-pane sash windows each side; these shielded by wood and corrugated iron verandah across whole front, arcaded with bell hipped roof; at first floor level three 12-pane windows in simple openings, fitted with hinged venetian shutters. The South Western return, rendered, matches the first floor in its 2-bays, but at ground floor level there is a single storey stone and rendered extension, with an angled bay window. The interior not seen. The extension to South West not included in the listing. To the North Eastern boundary a high capped stone wall with two 2-centre arched openings (one blocked) and panelled and capped gate piers (trio left-hand cap now missing)'

The application proposes the conversion of the house into 8 flats, the stables to 3 houses and the carriage house to 2 houses. The fourteen units in the house, stables and carriage house and the new house are provided with car park spaces and are proposed for access from the original drives off of Kingston on a one-way, in and out system. A lawn would be re-established in front of the south east, principal elevation and south west elevation, in place of the existing car parking and paved areas.

HISTORY

The planning history indicates the school site was established through a change of use from dwelling/surgery to a residential/boarding school in 1949. The school was then subject to numerous ancillary development in the form of extensions and additions through the 1960's and 70's. The only recent planning history is:

01/00670/COU - The change of use of land from residential garden to school right of way. Application permitted with conditions 16/05/2001.

01/00673/LBC - The rebuilding of storm damaged boundary retaining wall. Application permitted with conditions 16/05/2001.

POLICY:

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Paragraphs 199 and 200 of the NPPF: Chapter 16 - 'Conserving and enhancing the historic environment' is applicable. This advises that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more

important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional; assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

Policies of the South Somerset Local Plan (2006-2028)
Policy EQ3 - Historic Environment

National Planning Policy Framework
Chapter 16 - Conserving and enhancing the historic environment

CONSULTATIONS:

Yeovil Town Council

Refusal for the following reasons:

- Inadequate planning for the potential additional traffic using the proposed Kingston access and exit, including poor visibility, which would result in safety concerns
- Lack of any proposed management of construction traffic and potential traffic generated from the new development in order to safeguard the conservation area, neighbourhood and surrounding trees
- The scale and density of the proposed development is not in keeping with the existing surrounding development and will therefore be detrimental to the character and appearance of the neighbouring conservation area
- The future upkeep of the private road is of concern and may lead again to a detrimental impact on the conservation area
- The overdevelopment of the site resulting from the proposed high density of the housing.'

Historic England

Do not wish to offer any comments.

SSDC Conservation Specialist:

The Conservation Officer has provided a details response in regard the proposed redevelopment of the site for housing but in relation to the conversion of the listed building has advised:

'the proposed conversions of the listed house and its carriage house and stables curtilage

buildings and the redevelopment of the modern classroom building on the south west boundary of the site are considered to be policy complaint subject to detail'

REPRESENTATIONS

Three objections have been received from local residents; these are summarised as follows:

- o Objections raised in regard to the full planning application are equally applicable to this application.
- o Object to the splitting of the site into two
- o The effect of allowing this development as it stands currently on the heritage Sydney Gardens will be catastrophic
- o Object to the removal of three perfectly good buildings, why not convert them?
- o Development of the site is inevitable but must be carried out in such a way as to ensure appropriate traffic provision and parking and respect the Sydney Gardens and the conservation area.
- o The proposal represents overdevelopment of the site
- o Suggest retirement bungalows rather than the proposed development

CONSIDERATIONS

It is important to note that this listed building application relates solely to the proposed works to listed structure; it does not include the proposed new residential development at the site. As such, the only matters to be considered as part of this application are the physical works to the listed building required as part of the conversion works. Any impacts of the proposed new residential development upon the setting of the listed building will be considered as part of the associated planning application ref 20/01087/FUL. As such, whilst the comments of the objectors are noted, it is not considered that they can be given significant weight in the determination of this listed building application but they are fully considered as part of the consideration of the planning application 20/01087/FUL Works to listed buildings are required to respect their special architectural and historical character and appearance.

In this case, it is considered that the proposed works for the conversion of the historic buildings on the site have been carefully considered and respect both the historic fabric of the buildings along with their historic character. The plans indicate limited internal changes to the listed buildings and retained structures with small alterations to allow for the opening up of internal doorways and the limited insertion of stud walling to facilitate the conversions. Externally, the proposals will see a significant improvement to the appearance of the listed building through the removal of inappropriate additions. This, along with the renovation of the retained structures, will see a significant and welcome improvement to the immediate setting of the listed building. Conditions can be imposed to ensure that appropriate materials and fittings are used within the historic structures.

The buildings and structures proposed for demolition are modern additions and their removal will provide a significant improvement to the setting of the listed building.

With the imposition of appropriate conditions, it is considered that the proposals are in accordance with Section 16 of the Listed Building and Conservation Areas Act, policy EQ3 of the South Somerset Local Plan and Chapter 16 of the NPPF.

RECOMMENDATION

That Listed Building Consent be granted.

01. The proposal by reason of its limited/informed intervention into the historic fabric of the listed building is considered to respect the historic and architectural interests of the building and is in accordance with the provisions of the NPPF Chapter 16 - Conserving and Enhancing Historic Environment and policy EQ3 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 3968 -BB -SP-00-DR-A-001

Site Layout 3968-BB-SP-00-DR-A-002 Rev J

Listed Building Identification Plan 3968-BB-SP-00-DR-A-PL003

Plots 1-8 First and Second Floor Plans Conversion 3968-BB-SP-00-DR-A-011 Rev B

Plots 1-8 Ground Floor Plan Conversion 3968-BB-SP-00-DR-A-010 Rev C

Plots 1-8 Elevations 02 Conversion 3968-BB-SP-DR-00-A013

Plots 1-8 Elevations 01 Conversion 3968-BB-SP-00-DR-A-012

Plots 1-8 Elevations 03 Conversion 3968-BB-SP-DR-00-A-046

Plots 9-11 Floor Plans Conversion 3968 -BB-SP-00-DR-A-014 Rev A

Plots 9-11 Elevations Conversion 3968-BB-SP-00-DR-A-015 Rev B

Plots 13-14 Floor Plans Conversion 3968-BB-SP-00-DR-A-018 Rev A

Plots 13-14 Elevations Conversion 3968-BB-SP-00-DR-A-019 Rev A

Plots 37-38 Elevations Conversion 3968-BB-SP-00-DR-A-037

Plots 37-38 Floor Plans Conversion 3968-BB-SP-00-DR-A-036

Reason: For the avoidance of doubt and in the interests of proper planning

03. No work shall be carried out to install any doors, windows, rooflights or boarding within the listed building and retained buildings to be converted unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

04. The windows comprised in the conversion of the listed building and retained buildings to be converted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work to the windows is commenced.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

05. No work shall be carried out to any roofs unless design details of all roof eaves, verges, watertabling, corbels and abutments within listed building and retained buildings to be converted have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028)..

06. No work shall be carried out to install any guttering, down pipes, other rainwater goods, or any external plumbing or flues upon the listed building and retained buildings to be converted unless details of all guttering, down pipes, other rainwater goods, and external plumbing or flues have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

07. No repointing shall be undertaken to the listed building and retained buildings to be converted unless full details, including elevational drawings, to indicate the areas to be repointed; details of the method of removal of existing pointing (in this regard mechanical tools shall not be used); details of the mortar mix, and a sample panel of new pointing that shall be carried out in the agreed mortar; have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

08. No work shall be carried out to block any openings within the listed building and retained buildings to be converted unless details of the method of the blocking of all doorways and windows shown on the approved plans are to be submitted to and approved in writing by the Local Planning Authority. This will include materials and finish: pointing and coursing; any doors and architraves to be left in situ; and any reveal. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

09. No work shall be carried out to the listed building unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. These details shall be submitted in the format of a room by room schedule as necessary. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

10. No work shall be carried out to erect any new partitions within the listed building unless full construction details of the new partitions and finishes have been submitted to and agreed in writing by the Local Planning Authority. Such details shall show new partitions scribed around, not cut into the existing cornices, skirting or other features. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

11. No external rendering to the listed building or retained buildings to be converted shall be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render. The work shall be carried out in accordance with the agreed details, and any sample panel shall remain available for inspection throughout the duration of the work.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 16 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).