

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-0160-21 **Applicant:** Thomas Cowley High School

Proposal: Replacement of windows and doors

Location: Thomas Cowley High School School Lane Donington

Terminal Date: 13th April 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

Full planning application for the replacement of windows and doors within modern addition to the school.

The application is supported by a planning Statement and Heritage Impact Assessment.

NOTE - Listed Building Consent is not required, due to the age of the structures impacted.

Site Description

The application building forms part of the structures and grounds of the High School. The original school buildings are Grade II listed, and the site is located within the Donington Conservation Area. The building in question is a more modern addition of little architectural merit, but sits within the curtilage of the listed building.

History

None relevant.

Consultation Responses

Donington Parish Council

No response.

SHDC WARD Member - Cllr J L King

Support.

"For transparency I am a governor at the High school. I support this application for the new windows as the old ones are not energy efficient."

SHDC Conservation Officer

Raises no objection to this proposal from a conservation perspective. Whilst PVCu windows would not normally be appropriate in a heritage setting, the host structure is of a mid-late-C20th modernist style, against which PVCu is neither alien nor generally considered to be out of keeping.

Third Parties

One representation of support.

- New windows and door will be a big asset to the school.
- The school is an old building and can be very cold throughout the school year. So this will make it warmer.
- New windows and doors will tidy up the school and make it look more presentable.

Planning Considerations

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that "in considering whether to grant permission which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall 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."

Section 72(1) of the same Act states "with respect to any buildings or other land within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character and appearance of that area."

Section 16 of the NPPF relates specifically to 'conserving and enhancing the historic environment'. Paragraph 184 establishes that heritage assets are "an irreplaceable resource and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations."

NPPF Paragraph 189 requires applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It clarifies that the level of detail should be "proportionate to the assets' importance and no more than is

sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

The School is described within the listing as:

DONINGTON SCHOOL LANE TF 23 NW (north side) 2/30 Old School Building 25.10.51 at Cowleys School (formerly listed as Donington Cowley's Secondary School)) G.V. II School. Founded by Thomas Cowley in 1719, partly rebuilt after a fire in 1812, altered C19 and C20. Red brown brick in English bond, ashlar and stucco dressings. Machine plain tiled roof with reused stone coped gables and decorative knops. Wooden bellcote with shaped lead roof. To the rear a tall wall stack. 2 storey, 6 bay front with ashlar plinth, first floor band and quoins. Timber dentillated eaves cornice. Central C19 lead roofed stucco porch with angle pilasters, plain frieze, moulded cornice to segmental pediment. Double half glazed doors with bordered lights. To left 3 and to right 2 large cross mullioned windows. To right a doorway with moulded ashlar surround and cornice, beyond a narrow C19 fixed light. To first floor are 6 two light casement windows. All windows have flat splayed brick arched heads with keyblocks and moulded ashlar cills. Above the door a C18 oval sundial, with inscription above. Beneath it a tablet records the foundation of the school by T. Cowley in 1719 and its rebuilding in AD 1812. On the quoins are many graffiti inscriptions, including a footprint dated 1795.

The element of the school which is the subject of this planning application is a relatively modern addition. In its own right the modern school building has no significance or heritage value. It does not contribute to the significance of the listed elements of the school. By virtue of its current condition it detracts from the significance and character of the setting of the listed building.

The windows and doors to be replaced are in an extremely poor condition. They are also not uniform in design or construction materials. This further detracts from both the significance and importance of this building which is in urgent need of urgent improvement so that it may continue to serve the needs of the school.

It is considered that the appropriately windows and doors which are the subject of this application will result in a considerable visual improvement of the host building which shall improve the setting of the host listed building. The works would also enhance the character and appearance of this part of the conservation area.

The windows and doors to be replaced are within existing opening and would not materially increase overlooking to neighbouring properties or land uses.

The application is considered to be in accordance with policies 2, 3 and 29 of the SELLP and the provisions of the NPPF 2019.

Conclusion

Approve.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity,

race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.