SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Thomas Cowley High School

Address Line 1

School Lane

Address Line 2

Donington

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 4TF

Description of site location must be completed if postcode is not known:

Easting (x)

521202

Northing (y)

335712

Description

Applicant Details

Name/Company

Title

The Thomas Cowley High School

First name

James

Surname

Caborn

Company Name

Address

Address line 1

The Thomas Cowley High School

Address line 2

School Lane

Address line 3

Donington

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE11 4TF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Joshua

Surname

Parsons

Company Name

Charles Garth Chartered Surveyors & Property Consultants

Address

Address line 1

The Catalyst

Address line 2

Baird Street

Address line 3

Town/City

York

County

Country

United Kingdom

Postcode

YO10 5GA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

The proposed development includes the replacement of metal and timber windows/doors with new double glazed aluminium windows/doors to two educational buildings at The Thomas Cowley High School.

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

◯ Yes
⊘ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The works propose to replace the existing life expired and beyond economical repair, non-original metal and timber windows to the Grade II Listed Old School Building (List Entry Number 1064457) and the aged metal windows to the link corridor adjacent to the Old School Building. The new windows and doors include new Joedan JTC2000 75mm and 45mm Aluminium Thermally Broken Commercial Windows. RAL Colour: 9910 (Hipca White Gloss), and new Joedan JTC2000 AC100 Aluminium Thermally Broken Commercial Central Pivot Door. RAL Colour: 9910 (Hipca White Gloss). Example photos and working drawings of the new windows and doors have provided. Any minor making good works to the Old School Building's window reveals are to be undertaken using a lime based mortar mix, 3 parts sand, 1 part lime. Mortar joints are to be flush with a brushed finish. internal making good works are to be undertaken using using a lime plaster. 1.no undercoat and 2.no coats of emulsion paint. Colour to match existing.

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Windows

Existing materials and finishes:
Timber and metal single glazed windows (non-original). Colour white.

Proposed materials and finishes:
Joedan JTC2000 75mm and 45mm Aluminium Thermally Broken Commercial Windows. RAL Colour: 9910 (Hipca White Gloss).

Type:
External doors

Existing materials and finishes:
Metal door with double glazed vision panels. Colour white.

Proposed materials and finishes:
Joedan JTC2000 AC100 Aluminium Thermally Broken Commercial Central Pivot Door. RAL Colour: 9910 (Hipca White Gloss).

Type:
External walls

Existing materials and finishes:
Assumed lime mortar.

Proposed materials and finishes:
Lime based mortar mix, 3 parts sand, 1 part lime. Mortar joints are to be flush with a brushed finish.

Type:
Internal walls

Existing materials and finishes:
Assumed lime plaster with a paint finish.

Proposed materials and finishes:
Lime plaster. 1.no undercoat and 2.no coats of emulsion paint. Colour to match existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

2239 - EX200 - 00 - Existing Elevations
2239 - PP200 - 00 - Proposed Elevations
2239 - PP400 - 00 - Window Details
2239 - PP401 - 00 - Window Details
CG Condition Report October 2022
Design and Heritage Statement_2023.06.29
Joedan Window Design Proposal
TCHS In Support of Scheme Letter
TCHS Phase 2 Window Replacement SOW
Pre-Application Outcome

Site Area

What is the measurement of the site area? (numeric characters only).

21694.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Education facility

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☑ Unknown

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

⊘ Yes
◯ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☑ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [ ] Yes
- [x] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- [ ] Yes
- [x] No

Have arrangements been made for the separate storage and collection of recyclable waste?

- [ ] Yes
- [x] No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [x] Yes
- [ ] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Trade waste will include the removal of the existing windows and doors. These will be disposed of by the principal contractor.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

PE-00042-23

Date (must be pre-application submission)

10/02/2023

Details of the pre-application advice received

As was discussed on site in November, upon conservation grounds, I do not have any reservations about the principle of the replacement of the windows on the Old School. As was discussed within our site meeting, normally in this context full aluminium and standard double-glazed windows would not likely be
permissible. However, the existing windows are already of hybrid construction, the proposed windows are of a sensitive, matching frame style and the site is a school which suggests that there is a public benefit to improvement of the energy efficiency and thermal retention of the property which could potentially
outweigh the less than substantial harm that this proposal would appear to risk. Therefore, I would suggest that provided that all other planning requirements set out under Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) (SELLP) as well as Sections 12 and 16 of the National Planning Policy Framework (2021) (NPPF) and no additional concerns are brought to light as part of the planning process, that this could be an acceptable proposal.

Likewise, with regards to the proposed replacement of the windows on the Link corridor, as was agreed under H04-0160-21, this structure, whilst attached to the listed asset, is not of interest to the site and therefore, it appears likely that, contingent on all the same considerations under the policies of the SELLP
and NPPF as above, this proposal would be acceptable in principle.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☑ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.**
**** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
1

Suffix:

Address line 1:
St.Swithin's Court

Address Line 2:
1 Flavian Rd

Town/City:
Lincoln

Postcode:
LN2 4GR

Date notice served (DD/MM/YYYY):
14/06/2023

Person Role

- ☑ The Applicant
- ○ The Agent

Title

The Thomas Cowley High School

First Name

James

Surname

Caborn

Declaration Date

12/07/2023

☑ Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Joshua Parsons

Date

19/07/2023