

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0814-18 **Applicant:** Spalding Grammar School

Proposal: Proposed reception area and first floor meeting space and demolition of porch and metal exterior staircase.

Location: Spalding Grammar School Priory Road Spalding

Terminal Date: 6th November 2018

Planning Policies

Local Plan July 2016:

SG1 General Sustainable Development
SG20 Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

NPPF July 2018

Section 16:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible." National Planning Policy Framework (revised July 2018), section 16, paragraph 199.

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This application seeks Full Planning Permission for proposals for a new link between the history block and the 6th form study centre. The new build will provide a new reception area as

part of the safer learning environment initiative.

The school buildings are considered to have a status of 'non-designated heritage asset' within the Spalding Conservation Area.

All of the school buildings and the adjoining school playing field are located within the Spalding conservation area. None of the buildings are listed, although the Heritage Statement submitted with the application makes it clear that there is no question that the original school building is a positive feature within the conservation area and should therefore be considered as a non-designated heritage asset.

The Heritage Statement gives the following description:

"It benefits from a generous and largely unspoiled setting on the corner of Priory Road and St Thomas's Road. A key (but partial) view of the North elevation provides a focal point as one travels south along Priory Road. A view of the principal (West) elevation at an oblique angle is possible from the service gateway and sequential views are possible on foot above the hedge. Proposed reception area and first floor meeting space and demolition of porch and metal exterior staircase".

The most recent applications relating to the school are for the installation of security fencing (planning reference number H16-0697-17) which was approved on 30 October 2017 and the subsequent application to discharge condition 5 of that consent (reference H16-1206-17) which was approved on 2 January 2018.

Two of the more relevant applications are for the two-storey education block (H16-16171-07 & 0494-08), situated adjacent to the original school building. Another recent planning consent at the school relates to replacement windows for the assembly hall (H16-1166-16) which was approved in January of last year. There was also an application for extensions and alterations to the 6th form common room (H16-0449-09).

The works involve removing some very unattractive modern additions including a large metal staircase.

It is felt that the proposed extension will complement the original building in terms of design and materials and will serve to enhance and better reveal the significance of the building as an important element in the area's history. This is in accordance with the National Planning Policy Framework (section 16, paragraph 200) which states:

"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 the asset (or which better reveal its significance) should be treated favourably."

There are numerous personal pieces of 'graffiti' carved into the brickwork which will be lost - this is a minor but valuable historic reference.

Consultations:
Lincolnshire County Council HER Officer - Comments.

"The proposed development will involve alterations to two historic buildings at Spalding Grammar School, including the original school building. This will involve the loss of a number of original windows and door openings and the obscuring of a section of brickwork that preserves a large amount of historic graffiti.

With this in mind it is recommended that, prior to work commencing, the developer should be required to undertake historic building recording.

It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03".

The proposals comply with local and national policy and guidance and should be supported.

It is noted that the pre-commencement conditions have been agreed with the applicant.

Recommendation: APPROVE