



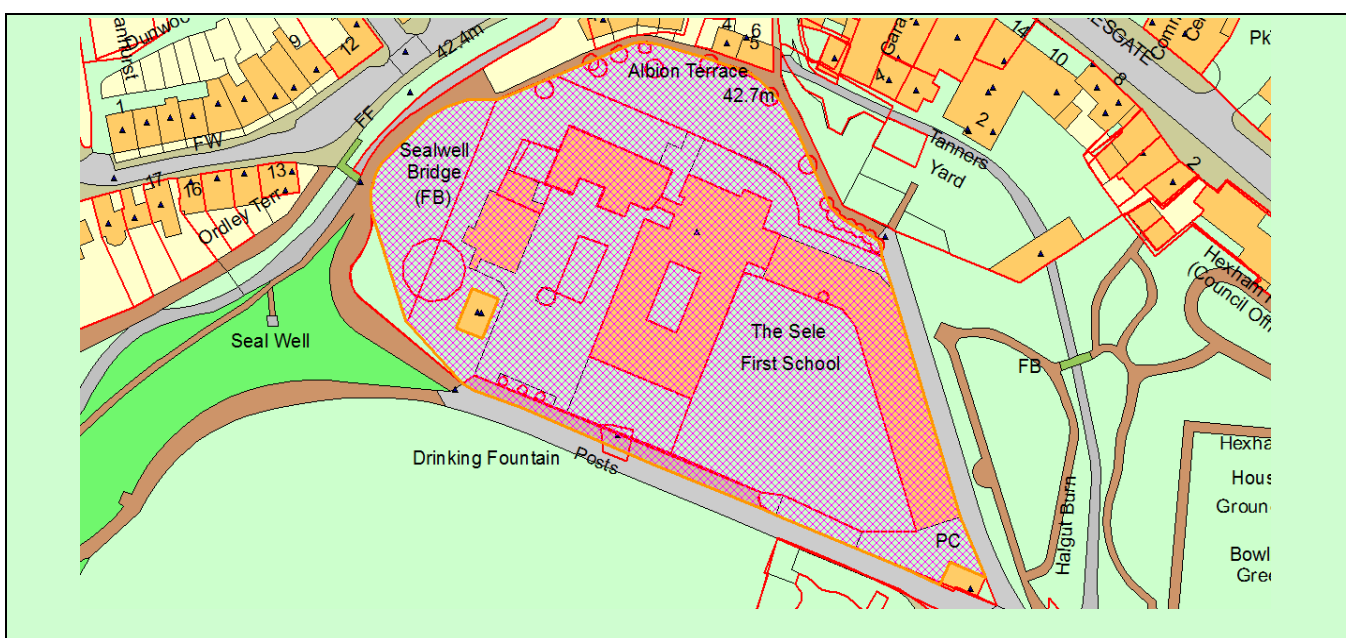
Northumberland

County Council

Tynedale Local Area Council Planning Committee

15 May 2018

Application No:	18/00419/LBC		
Proposal:	Listed Building Consent: Proposed window replacement to Sele First School Hexham		
Site Address	The Sele First School, Access Road To The Sele, Hexham, NE46 3QZ		
Applicant:	Mrs Karen Enright, Northumberland County Council, County Hall, Morpeth, NE61 2EF	Agent:	Mr Ciaran Walsh, Crawford Higgins, First and Second Floor, 1 Fore Street, Hexham, NE46 1ND
Ward	Hexham Central With Acomb	Parish	Hexham
Valid Date:	2 February 2018	Expiry Date:	18 May 2018
Case Officer Details:	Name: Ms Marie Haworth Job Title: Planning Officer Tel No: 01670 623787 Email: Marie.Haworth@northumberland.gov.uk		



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1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation this application is being brought to the Committee as the application has been submitted by Northumberland County Council and is on land within the ownership of the Council.

2. Description of the Proposals

2.1 The application seeks listed building consent for the replacement of windows to Sele First School within Hexham.

2.2 The school is a Grade II listed building, which directly overlooks Hexham's historic park and gardens of the Sele. It is also situated within the Hexham Conservation Area. It is an attractive grouping of school buildings, of sandstone with Welsh slate roofs, which was built in the Victorian Gothic style in 1856 with later additions by public subscription in the 1890s.

3. Planning History

Reference Number: C/97/CC/105

Description: Retention of one double mobile classroom unit

Status: PERMITTED

Reference Number: C/82/E/084

Description: Main entrance / secretary's office

Status: PERMITTED

Reference Number: C/88/E/0556

Description: Provision of a double mobile classroom unit

Status: PERMITTED

Reference Number: C/02/00040/CCD

Description: Construction of extension and car parking

Status: PERMITTED

Reference Number: C/02/00041/LBC

Description: Listed Building Consent for the construction of extension and car parking

Status: PERMITTED

Reference Number: C/09/00068/CCD

Description: Creation of a link corridor and first floor extension for a lift and stairwell

Status: PERMITTED

Reference Number: C/09/00069/LBC

Description: Listed Building Consent for the creation of a link corridor

Status: PERMITTED

Reference Number: C/09/00078/LBC

Description: Provide full height aluminium framed glazed partition to school hall, provide timber stud partition to existing ICT room and create doorway opening into hall

Status: PERMITTED

Reference Number: C/09/00120/DISCON

Description: Discharge of conditions 1, 2, 3, 4, 5 and 7 of planning permission 09/00068/CCD

Status: PERMITTED

Reference Number: C/09/00205/DISCON

Description: Discharge of conditions 3 (material partition) and 4 (materials) pursuant to planning permission 09/00078/LBC

Status: PERMITTED

Reference Number: 11/01559/CCD

Description: To replace boundary fencing

Status: PERMITTED

Reference Number: 11/01560/LBC

Description: To replace boundary fencing

Status: WITHDRAWN

Reference Number: 12/00117/FUL

Description: Installation of one 10m high lighting column with two 400 watt lanterns

Status: PERMITTED

Reference Number: 12/01477/CCD

Description: Installation of adventure playground equipment in school yard together with relocation of bicycle stand

Status: PERMITTED DEVELOPMENT

Reference Number: 16/01392/CCD

Description: Proposed refurbishment and alterations to existing link and nursery entrance (additional information received 2 June 2016).

Status: PERMITTED

Reference Number: 16/01393/LBC

Description: Listed Building Consent - refurbishment and alterations to existing link and nursery entrance (additional information received 2 June 2016).

Status: PERMITTED

Reference Number: 17/00032/LBC

Description: Listed building consent for restoration including masonry repointing and essential repairs

Status: PERMITTED

Reference Number: T/20080940

Description: Tree Notice - Crown raise and reduce by 30% 1 sycamore tree, crown raise by 20% 1 sycamore tree and pollard 1 ash tree

Status: NO OBJECTION

Reference Number: T/20080465

Description: Tree Notice - Felling of one ash tree

Status: NO OBJECTION

Reference Number: T/20060306

Description: Tree Notice: To fell and remove 3 sycamore, 3 willow and 1 elm self seeded trees, fell and remove two Prunus and remove dead wood from three Sycamore trees

Status: PERMITTED

Reference Number: T/20041334

Description: Tree Notice - Felling of 1 elm, 1 cherry, 1 willow leafed pear, 1 ash , removal of self seeded elm, sycamore, norway maple and cherry. Crown thin and lift 5 cherry trees and prune 2 branches from ash tree

Status: NO OBJECTION

Reference Number: T/82/E/84

Description: Proposed new main entrance/Secretary's office.

Status: PERMITTED

Reference Number: T/20020928

Description: Tree Notice - Removal of one Willow and one Prunus at

Status: NOOBJ

Reference Number: T/970974

Description: COUNTY COUNCIL: (97/CC/105) Retention of double mobile classroom

Status: NO OBJECTION

Reference Number: T/20020237

Description: County Council (02/00040/CCD) Construction of extension and car parking at

Status: NO OBJECTION

Reference Number: T/20020223

Description: County Council (02/00041/LBC) construction of extension and car parking at

Status: NO OBJECTION

Reference Number: T/20010565

Description: Tree Notice - Removal of 8 self seeded trees (1 Wych Elm, 1 Elder & 6 Sycamore) and crown lift 3 Ash and 2 Sycamore within the grounds of the

Status: PERMITTED

Reference Number: T/20000371

Description: Tree Notice : Crown lift to a height of 4m on Ash tree and removal of Cherry and Yew trees at

Status: PERMITTED

4. Consultee Responses

Hexham Town Council	No objection
NCC Building Conservation	No objection subject to recommended conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	22
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site Notice - 20th February 2018

Press Notice: Hexham Courant - published 16 February 2018

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy 2007

BE1 Principles for the built environment

Tynedale District Local Plan 2000

GD2 Design Criteria for development, including extensions and alterations

BE21 Alteration and extension to Listed Buildings

6.2 National Planning Policy

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014, as updated)

7. Appraisal

7.1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the listed building its setting and any features of special architectural or historic interest which it possesses.

7.2 Paragraph 132 of the NPPF states 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. Policy BE21 of the Tynedale Local Plan permits alterations to listed buildings subject to criteria, comprising:

- a) the essential character of the building is retained and its features of special interest remain intact and unimpaired; and
- b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the listed building; and
- c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the listed building; and
- d) the proposal meets the requirements of Policy GD2

7.3 The application seeks listed building consent for the replacement of a number of windows. The existing windows are a mixture of metal, timber and upvc and are in a poor state of disrepair. The new windows are proposed to be double glazed with aluminium frames in a style to replicate the original windows. Whilst the historically accurate form of windows would be timber, the aluminium frames will provide a type of window which is easier to maintain for a school building and will be thermally efficient. The Building Conservation Officer has been consulted and raises no objections to this proposal subject to recommended conditions. The proposed conditions would ensure the windows are recessed, no trickle vents are attached to the external faces, large-scale details of the windows are submitted for approval, and the glass panes should be affixed within the glazing bars.

7.4 Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and Chapters 7 and 12 of the NPPF, the development proposal safeguards and preserves the Listed Building, its setting and its special architectural and historic interest which it possesses. Subject to conditions the proposal would therefore accord with Policies GD2 and BE21 of the Tynedale Local and Policy BE1 of the Tynedale Core Strategy.

Other Considerations

7.5 This application has been assessed under the Equality Act, Crime and Disorder, and the Human Rights Act. A short assessment of these is provided below.

Equality Duty

7.6 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

7.7 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

7.8 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.9 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.10 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 Having regard to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and Chapters 7 and 12 of the NPPF, the development proposal safeguards and preserves the Listed Building, its setting and its special architectural and historic interest which it possesses. Subject to conditions the proposal would therefore accord with Policies GD2 and BE21 of the Tynedale Local and Policy BE1 of the Tynedale Core Strategy.

9. Recommendation

That this application be GRANTED consent subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

Site Location, Drawing No A100
Elevations as Proposed Sheet 1, Drawing NO A106
Elevations as Proposed Sheet 2, Drawing No A107
Elevations as Proposed Sheet 3, Drawing No A108
Elevations as Proposed Sheet 4, Drawing No A109
Elevations as Proposed Sheet 5, Drawing No A110
Window Schedule, Drawing No A200

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. Notwithstanding the submitted details, all new windows shall be recessed into their openings by at least 100mm and shall not include trickle vents to their external faces. The glass panes shall be affixed within the glazing bars and the glazing bars should not be applied on top of the glass panes.

Reason: To ensure the development is in keeping with the historic character and appearance of the building, in accordance with Policy BE21 of the Tynedale Local Plan.

04. Notwithstanding the details shown on the submitted plans, large scale details and sections of a typical window at a scale of 1:10 shall be submitted to the local planning authority for approval prior to their installation. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the development is in keeping with the historic character and appearance of the building, in accordance with Policy BE21 of the Tynedale Local Plan.

Background Papers: Planning application file(s) 18/00419/LBC