



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 12 January 2012

Subject: PRE-APPLICATION PRESENTATION BY THE MORLEY HOUSE TRUST FOR RESIDENTIAL DEVELOPMENT, CONSERVATION AREA CONSENT FOR DEMOLITION, CHANGE OF USE OF ROSE COURT TO FLATS AND LISTED BUILDING APPLICATION FOR ALTERATIONS TO ROSE COURT AT LEEDS GIRLS HIGH SCHOOL, HEADINGLEY LANE, LEEDS 6

Electoral Wards Affected:

**Headingley
Hyde Park and Woodhouse**

YES

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

The Panel is asked to note the contents of the report and comments are invited. Specifically on the following issues:

1. Highway proposals
2. Masterplan layout and effects on listed building and conservation area
3. Impacts on trees
4. Residential amenity, in particular garden sizes
5. Level of detail required when planning applications are submitted

1 INTRODUCTION

- 1.1 Members will recall that in August 2011, officers presented a report to Panel detailing the outcome of the appeals at the former Leeds Girls High School site. The appeal concerned proposals for residential development on the site of the former Leeds Girls High School site on Headingley Lane and Victoria Road, Headingley. The development proposed was partly new build and part conversion of the former school buildings, one of which, Rose Court, is Grade II listed. Perhaps the most contentious element of the proposals had been that part of the site (currently former

tennis courts and grassed areas) is allocated as playing pitches in the Unitary Development Plan.

- 1.2 Members will recall that the planning and listed building consent applications were considered by West Plans Panel over the course of three meetings in August, November and December 2010. By the time of the meeting on 14 December 2011, the applicant had appealed against the non-determination of the applications and the Panel therefore made its decision on the basis of the determinations it would have made had it been able to do so.
- 1.3 The appeals were dealt with by a public inquiry which was held on 14-18 and 21-23 June 2011. The summary of the Panel's resolution and the Inspectors decision on the appeals is listed below in section 2 of this report.

2. CONCLUSIONS ON THE APPEAL SCHEME

- 2.1 Overall, the principal of residential development of the site was accepted by the Inspector and the Inspector has supported the Council's position in respect of this and the principal of development of a site partly allocated as N6 playing pitches.
- 2.2 It is clear however that the Inspector had very substantial reservations about the details of the scheme, in particular the impact of the bulk of development on views across to the listed building from Victoria Road, the scale of the 4 storey building, and the loss of trees entailed in bringing the existing western access up to an appropriate standard. It is inevitable that any scheme which seeks to overcome these significant objections will be very different from the refused scheme and would involve substantially less development of a very different character.
- 2.3 Members can review more detailed comments about the Inspectors findings into the appeal and further analysis in the appendix attached to this report.
- 2.4 Members are now being asked to consider the revised masterplan which has been prepared by the developer following the appeals. This is a pre-application presentation so Members can comment upon this revised masterplan. The developer has engaged with officers, ward councilors, the Leeds Girls High School Action Group and has also held a community exhibition in December 2011 prior to submitting this masterplan. This is considered to be a positive approach by the developer.
- 2.5 Officers have had an opportunity to look at the masterplan and have provided the developer with initial views and comments upon the layout. Officers comments upon the masterplan are expressed within the appraisal section of this report.

3.0 DECEMBER 2011 MASTERPLAN PROPOSALS

- 3.1 The revised masterplan which is the subject of this pre-application presentation comprises the following layout.
- 3.2 Within the Main School Building and within Rose Court the proposed alterations, demolition and extension to convert these buildings to apartments is unchanged from the previous applications, comprising 12 apartments within Rose Court and 32 apartments in the Main School Building. In addition the existing stone built Stable

block is still proposed to be converted into 4 dwelling houses. It is envisaged that the developer will again submit separate Full planning applications for the Change of Use of these existing buildings.

- 3.3 The main new build development in the grounds of the site comprises 18 new build blocks of 49 town houses of a mixture of 2/3 storey, 3 storey and 3/4 storey town houses. In addition the existing Lodge located in the north west corner of the site is proposed to be converted into 2 dwellings. It is likely that an Outline application will be resubmitted for this element of the development with details of Access, Siting and Scale applied for. A table comparing the number and mix of dwellings proposed in the current masterplan with the previous applications is shown below.
- 3.4 The revised layout also proposes three points of access from Victoria Road including the new central access point but also now retains the vehicular access from Headingley Lane which would serve 5 dwellings. The apartments of Rose Court would have an access from the existing eastern access point (an existing school entrance by the lodge building) with the remainder and majority of the development being accessed from the new access mid way along Victoria Road and also the existing western access onto Victoria Road which would be upgraded for its first section but remain as a private drive thereafter.
- 3.5 The western part of the site is proposed to be developed, with 2/3 storey and 3 storey terraced houses along the western boundary of the site and a cul de sac of 3 storey terraced houses served from the adopted section of the western Victoria Road access. Between this new cul de sac and the Main School building is an area of landscaped open space.
- 3.6 A row of 3 terraced houses is now proposed to either side of the new central access road from Victoria Road. These terraces would be 2/3 storey in height and would have gables facing Victoria Road.
- 3.7 In the North East corner of the site adjacent to the Sunken Garden of Rose Court is proposed a 2/3 storey block comprising 2 semi-detached dwellings. This area was left open in the previous appeal scheme.
- 3.8 The central area of public open space has been increased from the appeal scheme by relocating the previously located terraced properties proposed in front of Rose Court.
- 3.9 The current masterplan proposes serving 7 townhouses off a private drive from Victoria Road via the existing western access road.

Planning Applications	2008 application masterplan	2011 pre-application masterplan
Main School Building (Conversion and extension)	32 apartments and 4 townhouses in the stable block	32 apartments and 4 townhouses in the stable block
Rose Court (conversion)	12 apartments	12 apartments
Rose court lodge (existing)	1 dwelling	1 dwelling
Main School site (new build) Outline application	51 townhouses and 15 apartments in one 4/5 storey block in SW corner	49 Townhouses
North West Lodge (conversion)	2 dwellings within the existing lodge building proposed	2 dwellings within the existing lodge building proposed

Total number of units	117	100
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3.9 The current masterplan has changed the mix of house types from the previous application. There are now no apartments proposed in the new build areas of the site and there are now 49 townhouses (reduced from 51) proposed. Overall there has been a reduction of 17 units from the previous application.

4.0 HISTORY OF NEGOTIATIONS

4.1 since the appeals were determined the developer has met with officers to discuss the implications of the Inspectors Decision Letter. They have also held similar discussions with the Headingley Ward Councillors and Members of the Leeds Girls High School Action Group. This community engagement is welcome. Following these discussions the developer has pursued further community engagement with a presentation and exhibition at the HEART centre in Headingley on the 6th December.

4.2 On the 13th December 2011 the developer supplied a masterplan to officers which the developer considered responded to the Inspectors Decision Letter, the Panel's reasons for refusals and also met with the community's views on how the site should be redeveloped and masterplanned. Officers have not been provided with copies of the responses made by the community or the Action Group to the presentations made by the developer.

4.3 Officers provided a detailed response to the revised masterplan following which a further revised plan was submitted on the 19th December. The appraisal section below details officers' comments on the latest masterplan which is before Members for a pre-application presentation.

5.0 ISSUES FOR CONSIDERATION

5.1 Highway and Parking Matters

5.2 Access from Headingley Lane

The retention of vehicular access onto Headingley Lane to serve blocks 1 and raises strong highway safety concerns relating to poor visibility, width, kerb radii, and gradient from this junction onto a main arterial route. The turning head shown is also inadequate and the footway is not connected through to Headingley Lane. In addition retention of this access for vehicular traffic would be harmful to the protected NGT route which is also contrary to UDP policy. Although proposed to be a private drive there will be a demand to use this access for servicing (and potentially parking) for plots HIJK which are officially served from a different route (without level access). Furthermore, the benefits of closing off this access to all but cyclists and pedestrians was a strong positive material consideration that the previous scheme had in its favour. Panel Members may recall that they previously welcomed the closing off of this access to vehicles.

5.3 The proposed turning head in front of blocks 2 and 3 as shown would in addition not be sufficient to accommodate a refuse vehicle.

5.4 Western access from Victoria Road

At the Victoria Road end of the western access the adoptable access road has been redesigned with a bend instead of a 'T' junction arrangement. The bend has not been designed in accordance with the Street Design Guide in that it requires a 14m

centreline radius with a 23m adopted forward visibility splay. This access route will need to be tracked and in view of the steep gradient it is highly likely that this will reveal that the carriageway will need to be wider on the bend. These changes would affect Blocks 14 and 15 to the extent that they are unlikely to fit onto the site given the proposed layout.

- 5.5 There is however no objection in principle to blocks 11,12,13,15 and 16 being served off an adopted stretch of the western access road subject to the above matters being resolved.

Access from Private Driveways

- 5.6 The amount of development (7 dwellings) served by the private drive heading north beyond block 14 is in excess of the maximum of 5 dwellings normally acceptable under the Council's adopted Street Design Guide SPD. The reason for this element of the policy is because of problems that can occur in the future such as maintenance, lighting, cleansing etc. Although the policy has not on every occasion been upheld on appeal, the Highway Authority has other concerns about the suitability of this access as proposed. It narrows to single track for part of its length and does not safely provide for pedestrians; and has a turning head at the end which would not enable refuse and service vehicles to turn.

Car parking

- 5.7 The current masterplan only provides 11 car parking spaces for the 12 apartments at Rose Court which is insufficient for the number of apartments being proposed. On the previous application there were 12 spaces provided and visitor parking was provided. Generally car parking is provided at a ratio similar to the previous application (slightly less than 2 spaces per each house and 1 space for each flat) which was accepted by the Highway Authority. It was noted however, that the car parking provision was low but this was due to the site being in a sustainable location and also because of the site's constraints.

Members' are asked to comment upon the principle of retaining an access for vehicles from Headingley Lane.

Members' are asked to comment upon the proposal to serve 7 dwellings from a private drive - noting the issues at 5.6 in the report - off Victoria Road.

Members' are asked to comment upon the car parking provision generally across the site.

5.8 Development blocks – design, conservation and amenity considerations

- 5.9 Block 18 is a row of three 2/3 storey terraced houses set between Rose Court and Victoria Road. The Inspector at paragraph 69 in his letter referred to “The oblique view from Victoria Road across open (not built upon grounds) towards Rose Court and the Main School Building [which] are significant contributors to the character and appearance of the Conservation Area – but they would be partially or wholly blocked by the proposed buildings. From around the new central road entrance to the site, the gable of block 18 would be prominent, even if one could see beyond it to the existing buildings, and the important existing sense of openness would be impaired.” Block 17 in the previous scheme is the equivalent of block 18 in the revised scheme but rotated through 90 degrees so that the long side elevation is on view not just the gable such that there would remain significant intrusion into the view of Rose Court from the new access. . It is fully appreciated that the revised scheme proposes to set aside a large open space between Victoria Road and

façade of Rose Court, but it is considered arguable that this compensates for the intrusion of block 18 into the important oblique view.

Members' may wish to consider if development is appropriate in this (Block 18) location with particular regard to its impact on the setting of the listed Rose Court building

- 5.10 Block 19 butts up to the Rose Court sunken garden and is a new location for a block from the previous application. It may be considered that there may be scope for this smaller bespoke property to be created (a single villa or possibly a 2 storey semi detached property). Although the masterplan shows a pair of semi detached properties of 2/3 storeys for this block officers have advised the developer they would want to have further discussions on the size, siting and design of any replacement building which requires the greatest sensitivity in its response to its context.
- 5.11 The resiting of block 9 (further away from the retained school building) is a response to the Inspector's comments and helps maintain the setting of the Main School Building. Further consideration needs to be given to how the proposed garden areas for each block will be treated however. Given the open nature of these gardens in relation to the site and the character of the listed buildings and the wider sites' setting, care will be needed when considering landscaping, boundary treatments and garden outbuildings. This issue could be addressed in the Design and Access Statement which will need to be very informed to help the Public and Members alike gain confidence in the future build quality of the site. This is very important given the developer proposes submitting an Outline application in a Conservation Area with a Listed Building on site. In general, officers would ask Members to note that at this stage we are responding to a 2-dimensional layout plan only and further consideration of scale, massing and design of the buildings is required and will need to be carefully explained by the developer with further drawings in due course.
- 5.12 The relationship between block 14 and block 11 should be carefully considered in relation to its potential dominance and scale. The Inspector considered this block at paragraph 65 of his report and was critical of its impacts on the character and appearance of the conservation area as it was linked to blocks 15 and 16 which were the apartment block. The Inspector did not make any comments on residential amenity which is the matter being raised here. Given that the last Masterplan was refused and we are dealing with a fresh pre-application proposal it is considered necessary to ensure that we promote a quality residential development that works in both preserving or enhancing the Conservation Area and provides future occupiers with a good level of residential accommodation.
- 5.13 Block 17 is a new block from the previous application. The northern most unit of the terrace is sited very close to the back of the proposed footpath on the central internal access road. This relationship maybe considered uncomfortable in street scene terms and is also likely to adversely affect the living conditions of the future occupiers. A smaller bespoke villa or pair of semi detached dwellings might be more appropriate in this location.

Members' are asked to consider whether Block 14 has an acceptable relationship with the adjoining dwelling in Block 11 in terms of achieving satisfactory residential amenity

Members' views are sought on the principle of the siting of block 17 and its relationship to the access road

Members' views are sought on the principle of the siting of block 19 relative to the setting of the listed Rose Court building

5.14 Impact on trees

- 5.15 In terms of block 10, as with the appeal proposal officers consider that the present proposal will prejudice long term retention of 3No. Beech trees T40, T46 & T51 and 2No. Sycamores T47 & T48. A single unit on or around this footprint would be more acceptable.
- 5.16 Officers also recommend that from a tree stand point a greater degree of separation is provided to the category "A" Beech tree T51 and its relationship to block 14.
- 5.17 Officers note that the resiting of block 9 is a response to the Inspectors comments; however, it is considered that this block may be unreasonably close to category "A" Lime tree T12. The footpath linkages to the south east of Block 9 take no account of level changes and therefore need rethinking. Careful attention will need to be had when dealing with levels, excavations and footing for this block and the nearby footpath to ensure that this important tree is unaffected as it should be retained because it makes an important contribution to the character of the Conservation Area.
- 5.18 The use of the western access road from Victoria Road to serve 7 dwellings in a private road arrangement would require the surfacing of this road to be made good or even re-laid. There are potential impacts from these engineering works on the root systems of important trees in this location. This was discussed in detail by the Inspector and he concluded to bring it up towards an adoptable standard would adversely affect the trees and this was in large part a reason for dismissing the appeal. The developer will need to fully explore what works are required to this section of the western access road and what effects these works would have upon trees in the vicinity. Members will be advised when this has been fully investigated.

Members' comments on the impact of the proposed blocks 9, 10 and 14 upon the existing trees are requested.

6.0 Other matters and general comments

- 6.1 Blocks 6, 7 and 8 have been amended in their layout and siting such that they are now sited in an identical position to the previous planning application. At the Inquiry it was noted that these blocks would generally have small gardens and were quite cramped but given they replaced existing school buildings of very poor architecture and also which were 4 storeys in height this layout arrangement was accepted as an improvement on the existing situation.
- 6.2 The increased public open space area in front of the listed building is also welcome. Subject to the removal of block 18 this would be considered to preserve the setting of the listed building.
- 6.3 The removal of apartments and replacement with townhouses in relation to the Outline application area is also positive. The omission of the 4/5 storey apartment blocks in the South west corner of the site near to Victoria Road is also welcome in

terms of design and appearance considerations. The current proposed block 15 needs to be shown to work in terms of visibility splays and also how it would sit in relation to the levels and excavations and will likely require one of the units to be removed but overall this is an improvement from the last application.

- 6.4 Neighbourhoods for Living SPG normally seeks two thirds gross floor area of proposed dwellings to be provided as usable outdoor private amenity gardens for future occupiers. Whilst each development proposal will require some flexibility to this approach, providing decent and usable gardens is an important component of creating good family housing. There is some concern that the current layout plan is providing large 2/3 storey and 3 storey houses with small gardens that are overshadowed by neighbouring buildings or trees and which may not provide adequate private amenity space and perhaps make the dwellings unattractive to families.

Members' views on the small gardens generally proposed in this layout are sought

Members' views on the public open space provision are requested

Members' views on the housing mix as proposed are requested.

Members' views on the level of detail they would wish to see as part of the revised application are requested

7.0 **Conclusion**

- 7.1 Officers consider that this masterplan has made some progress from the previous appeal scheme but the revisions raise other, new issues which need to be reconsidered. It is welcomed that the developer is engaging positively with the community at this pre-application stage.
- 7.2 Members are requested to give careful considerations to all the matters raised in this report in order to provide the developer with appropriate advice as to how to proceed.

Background Paper:

Appeal

08/04214/OT, 08/04216/FU, 08/04217/CA, 08/04219/FU, 08/04220LI

Appendix 1 (details of Inspectors decision letter)

Appendix 1

1. SUMMARY OF PREVIOUS PANEL RESOLUTIONS AND THE INSPECTOR'S DECISIONS

- a) **Application 08/04214/OT - New residential development**
- b) The Panel resolved that the application would have been refused on grounds that, due to its scale, layout, density and impact and potential impact on trees it would have been harmful to the character of the area, the setting of the listed buildings and the character and appearance of the Headingley Conservation Area. In addition, the proposed development would incur the loss of open playing pitch land which makes a significant visual contribution to the character of the area contrary to national planning guidance set out in PPG17.
- c) **The Inspector dismissed the appeal and refused planning permission**
- d) **b) Application 08/04216/FU - Change of use and extension including part demolition of the main school building and stable block to 32 flats and 4 terrace houses**
- e) The Panel resolved that the application would have been refused on grounds that the demolition of that part of the main school building to the east of the retained section of building would result in the loss of part of a building which makes a positive contribution to the character and appearance of the Headingley Conservation Area; and would consequently cause harm to the character of the Conservation Area. In addition, there is no acceptable scheme for the redevelopment of the site.
- f) **The Inspector dismissed the appeal and refused planning permission**
- g) **c) Application 08/04217/CA - Conservation Area Consent for the demolition of rear and side extensions to main school building**
- h) The Panel resolved that the application would have been refused on grounds that the demolition to the east of the retained section of building would cause the unacceptable loss of parts of the building which contribute positively to the character of the Headingley Conservation Area. In addition, there is no approved scheme for redevelopment of the site against which to assess the proposed demolition.
- i) **The Inspector allowed the appeal and granted Conservation Area Consent**

- j) **d) Application 08/04219/FU - Change of use involving alterations of Rose Court to form 12 flats**
- k) The Panel resolved that the application would have been approved
- l) **The Inspector allowed the appeal and granted planning permission.**
- m) **e) Application 08/04220/LI (Listed Building application for alterations of Rose Court to form 12 flats**
- n) The Panel resolved that listed building consent would have been granted.
- o) **The Inspector allowed the appeal and granted listed building consent**

2. ANALYSIS OF THE MAIN ISSUES FROM THE INSPECTORS DECISION LETTER

- a) **Application 08/04214/OT - New residential development**
3. The Inspector's view was that the proposal would have a significantly harmful impact on the character and appearance of the Headingley Conservation Area and the setting of Rose Court. His principal reasons for dismissing the appeal were:
 - a) The likely loss of trees, which contribute positively to the character and appearance of the Conservation Area resulting from construction of the western access road. This issue was also relevant to application b) below.
 - b) The poor relationship of Block 9 (see plan) to the main school building.
 - c) The bulk, height (four storeys) and prominence of Block 15.
 - d) The failure of Blocks 17-19 to do justice to the setting of Rose Court or maintain the perceived openness of the site.
 4. However, the Inspector gave a clear indication that there were no planning reasons to refuse the application based on Leeds UDP policy N6 (protection of playing pitches) or PPG17 (protection of open space on health grounds). The Inspector also states that the principle of a housing development on the site (including that part of the site occupied by the former tennis courts) would be acceptable when considered against UDP Playing Pitches policy N6. The Inspector's reasoning however makes it clear that the potential for development would be limited on the area of the former tennis courts, and on which blocks 17 to 19 were proposed, because of the importance the Inspector placed on retaining the open character of this part of the site in relation to Rose Court and within the context of the wider conservation area
 - a) The effect on the Conservation Area and the setting of Rose Court
 - b) The central access
 5. Although it would breach the boundary wall and create a hard urban intrusion through the grounds of the school, it would enable a much better appreciation from public vantage points of the landscape quality of the grounds and would lead to amenity space which is accessible to the public, and is on balance acceptable.
 - a) The western access route
 6. Although an existing route, to upgrade it to adoptable standards would involve the direct loss of some trees and jeopardise others and this would cause significant harm to the character and appearance of the Conservation Area.

- a) Dwelling Blocks 2 and 3
7. The Inspector noted that these houses would not themselves harm the character or appearance of the Conservation Area but the gardens were small and cramped and that this would lead to pressure for tree removal which would be harmful.
- a) Dwelling Blocks 6, 7 and 8
8. The Inspector noted that these blocks are appropriate in principle
- a) Dwelling Block 9
9. The Inspector noted that the illustrative designs do not persuade him that the right design quality could be achieved for the proposed 3/4 storey terrace. He goes on to state that there are *“too many imponderables to be able to accept an outline proposal with appearance reserved for future consideration”*.
- a) Dwelling Blocks 10 to 15
10. The Inspector noted that these blocks pose a number of potential problems. Blocks 10-13 are very close to the canopies of important trees and could lead to pressure for their removal, or for lopping or pruning. The mass and height of Block 15 (4 storeys) would not be in keeping with the domestic scale of the housing on the opposite side of the street. The loss of trees would also leave this building very prominent in views from Victoria Road. The Inspector concludes that *“it seems inevitable that a building of this mass and height would detract from the character and appearance of the conservation area”*.
- a) Dwelling Blocks 17, 18 and 19
11. The Inspector notes that the introduction of blocks 17-19 into *“what is a presently open scene would significantly alter for the worse the character and appearance of the Conservation Area and diminish the setting of Rose Court”*. The Inspector notes that although there have never been buildings in the original grounds of Rose Court this *“should not preclude development as a matter of principle – it does put constraints on what may be admissible”*.
- a) Trees and Amenity Open Space within the scheme
12. The Inspector notes that *“there is no question that the retention of open spaces in front of the Main School Building, in front of Rose Court and to the east of Rose Court, and the retention of the important trees within those spaces, is a positive attribute of the proposals as a whole... So too is the public access to those areas and the ability to pass through the site between Victoria Road and Headingley Lane”*. In relation to the areas of open space proposed the Inspector was satisfied that this would satisfactorily cater for the residents of the development, but due to their limited size and intimate character would probably be perceived as semi-private, thus discouraging visits from further a field, and therefore afforded only limited weight to the benefit of this, concluding that the benefits of the publicly accessible open space did not outweigh the other harm to the character of the Conservation Area resulting from blocks 17-19.
- a) **b) Application 08/04216/FU - Change of use and extension including part demolition of the main school building and stable block to 32 flats and 4 terrace houses**
13. The Inspector concluded that Conservation Area Consent was not needed for demolition of the extensions to the school building (the reasoning behind this is set out in the commentary on Application c). In assessing the character of the existing buildings, however, the Inspector concluded that it was in fact only the main 1905 school which was of merit. *“It dates from 1905 and might be thought not untypical of*

school building of that era". The Inspector also noted that *"its merit as a building is inextricably linked with its prominent position in a sylvan setting, a combination that marks it out as a positive and important contributor to the character and appearance of the Conservation Area"*. The 1930's extension he thought to be of limited merit, in part because of the unsympathetic third floor extension.

14. The Inspector concluded that the design of the extension to the main school building and the other elements of the scheme, such as the layout of car parking, were acceptable.
15. Whilst the Inspector thought the proposals acceptable in other respects, as with Appeal a), he concluded that the development would have a significantly harmful impact on the character and appearance of the Headingley Conservation Area by virtue of the loss of important trees which would be likely to result from the works to improve the western access road and dismissed the appeal on that basis.

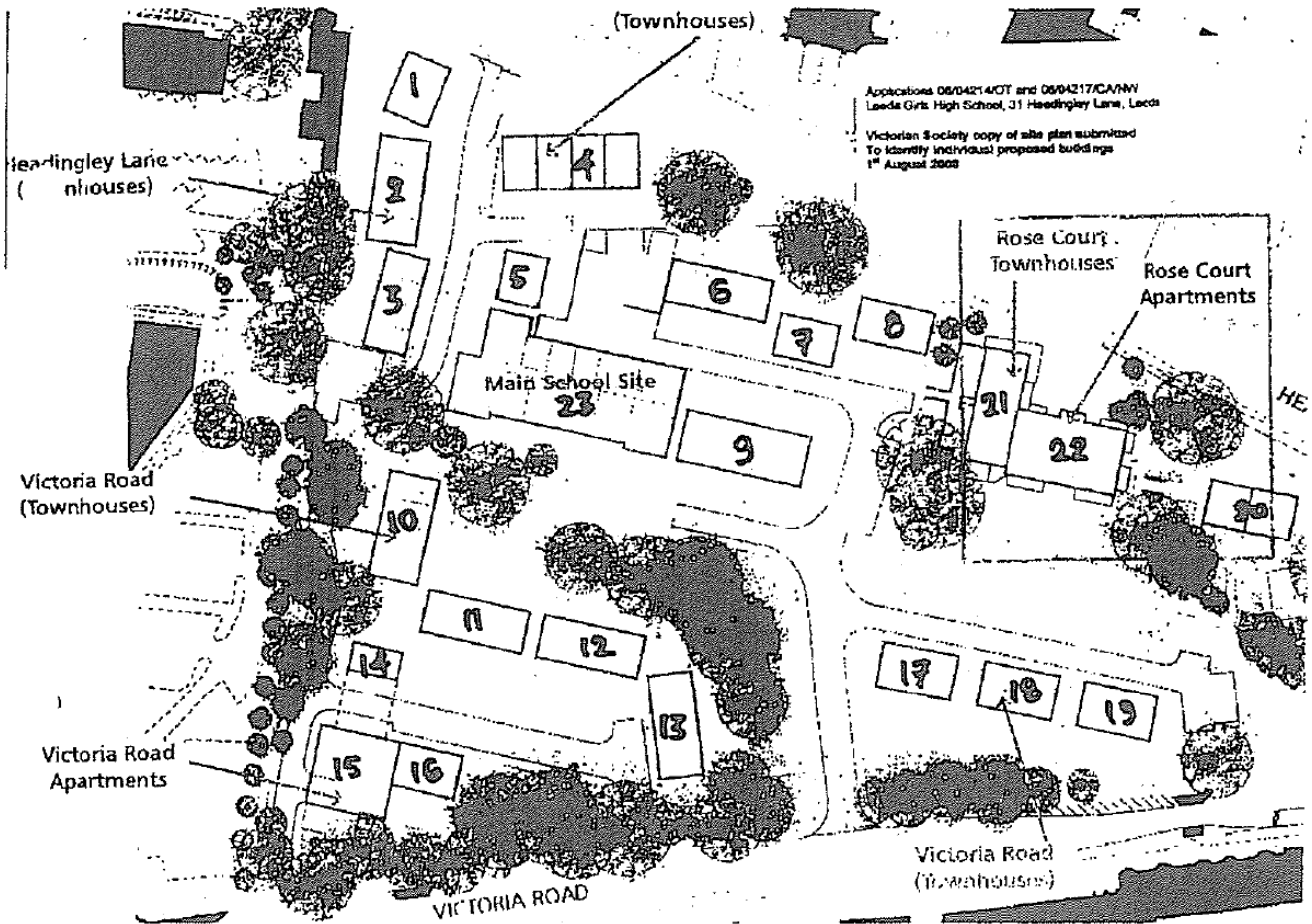
a) c) Application 08/04217/CA - Conservation Area Consent for the demolition of rear and side extensions to main school building

16. The Inspector determined that Conservation Area Consent was not required for the demolition of the various extensions to the main school building. The Inspector cited the 1997 *Shimizu* House of Lords case as a result of which the demolition of an unlisted building in a conservation area is interpreted to involve 'the total or substantial destruction of the building involved'. Although large parts of the school building were to be demolished under the appeal proposals, the Inspector held that *'...conservation area consent is not required for the demolition of the various extensions to the main school building because they are parts only of the of the whole building and a large part of the original building would remain.'*
17. The Inspector did determine that conservation area consent was required for the demolition of the free-standing post-war school building immediately south of the lodge in the north west corner of the site. However, the Inspector noted that the building is of *"no architectural or historic interest, does not contribute in any positive way to the character and appearance of the Conservation Area and there can be no objection to its loss"*.

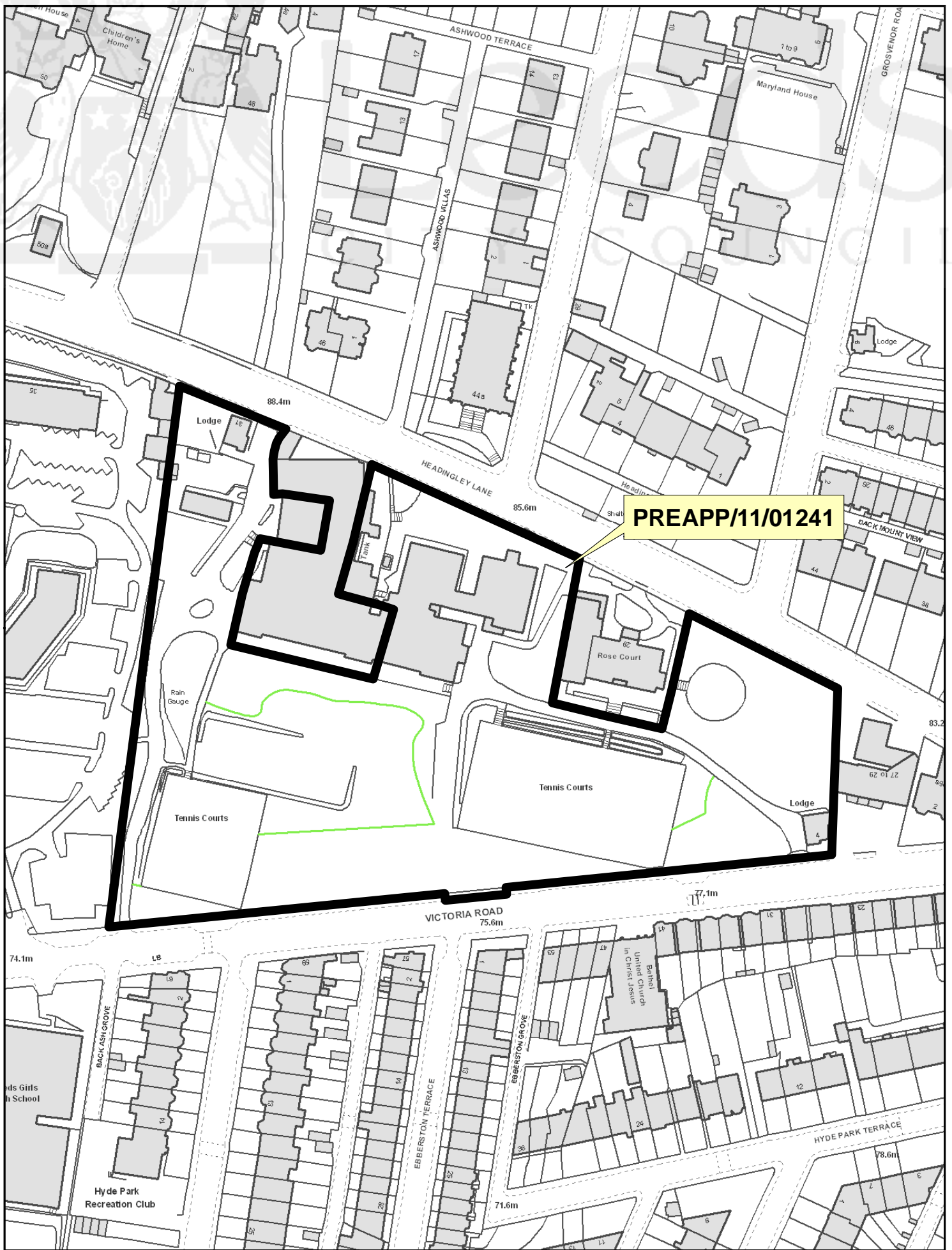
a) d) Application 08/04219/FU - Change of use involving alterations of Rose Court to form 12 flats and

b) e) Application 08/04220/LI - Listed Building application for alterations of Rose Court to form 12 flats

18. The Inspector noted that externally *"there would be no harmful alterations to the building"* and that internally *"the alterations would not significantly diminish the building's interest"*. On balance he concluded that both appeals in relation to Rose Court should be allowed.
19. **Block plan showing the main areas of proposed development from the appeal scheme**



20. (Members please note block 20 in the north-east corner was removed from the layout of the 2008 application in 2009 and was not part of the appeal scheme)



WEST PLANS PANEL

