



Northern Area Planning Committee

Date: Tuesday, 25 May 2021
Time: 10.00 am
Venue: MS Team Live Event This meeting will be held remotely as an MS Teams Live Event [please see link below]

Membership: (Quorum 6)

Sherry Jespersen (Chairman), Mary Penfold (Vice-Chairman), Jon Andrews, Tim Cook, Les Fry, Matthew Hall, Brian Heatley, Carole Jones, Emma Parker, Val Potheary and Belinda Ridout

Chief Executive: Matt Prosser, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ (Sat Nav DT1 1EE)

For more information about this agenda please contact George Dare - 01305 224185 - george.dare@dorsetcouncil.gov.uk



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Members of the public are invited to access this meeting with the exception of any items listed in the exempt part of this agenda.

In accordance with the decision taken by Full Council on 4 May 2021, this informal meeting will take place virtually. Decisions will be made by the appropriate officer following a 'minded to' decision by members of the committee.

This meeting will be held remotely as a Microsoft Teams Live Event:

[Link to watch the meeting.](#)

Members of the public are invited to make written representations provided that they are submitted to the Democratic Services Officer no later than **8.30am on Friday, 21 May 2021**. This must include your name, together with a summary of your comments and contain no more than 450 words.

If a councillor who is not on the Planning Committee wishes to address the committee, they will be allowed 3 minutes to do so and will be invited to speak before the applicant or their

representative provided that they have notified the Democratic Services Officer by **8.30am on Friday, 21 May 2021**.

Please note that if you submit a representation to be read out on your behalf at the committee meeting, your name, together with a summary of your comments will be recorded in the minutes of the meeting.

Please refer to the guide to public participation at committee meetings for general information about speaking at meetings [Guidance to Public Speaking at a Planning Committee](#) and specifically the "***Covid-19 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings***" included as part of this agenda (see agenda item 4 - Public Participation).

Using social media at virtual meetings

Anyone can use social media such as tweeting and blogging to report the meeting when it is open to the public.

A G E N D A

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1 APOLOGIES

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

To disclose any pecuniary, other registerable or personal interest as set out in the adopted Code of Conduct. In making their disclosure councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.

If required, further advice should be sought from the Monitoring Officer in advance of the meeting.

3 PUBLIC PARTICIPATION

5 - 6

To receive questions or statements on the business of the committee from town and parish councils and members of the public.

Public speaking has been suspended for virtual committee meetings during the Covid-19 crisis and public participation will be dealt with through written submissions only.

Members of the public who live, work, or represent an organisation within the Dorset Council area, may submit up to two questions or a statement of up to a maximum of 450 words. All submissions must be sent electronically to george.dare@dorsetcouncil.gov.uk by the deadline set out below.

When submitting a question please indicate who the question is for and include your name, address, and contact details. Questions and statements received in line with the council's rules for public participation will be published as a supplement to the agenda.

Questions will be read out by an officer of the council and a response given by the appropriate Portfolio Holder or officer at the meeting. All questions, statements and responses will be published in full within the minutes of the meeting.

The deadline for speaking at this meeting is 8.30am on Friday, 21 May 2021.

Please refer to the Guide to Public Speaking at Planning Committee

and specifically the "Covid-19 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings" included with this agenda.

4 PLANNING APPLICATIONS

To consider the applications listed below for planning permission.

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| a | WD/D/20/002080 - Sherborne House, Newland, Sherborne, DT9 3JG | 7 - 28 |
|----------|--|---------------|

To consider a report by the Head of Planning.

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| b | WD/D/20/002081 - Sherborne House, Newland, Sherborne, DT9 3JG | 29 - 42 |
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To consider a report by the Head of Planning.

5 URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972.

The reason for the urgency shall be recorded in the minutes.

6 EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph 3 of schedule 12 A to the Local Government Act 1972 (as amended).

The public and the press will be asked to leave the meeting whilst the item of business is considered.

Dorset Council

Covid-10 Pandemic – Addendum to the Guide to Public Speaking Protocol for Planning Committee meetings – effective from 20 July 2020

Due to the Covid-19 pandemic the council has had to put in place measures to enable the council's decision making processes to continue whilst keeping safe members of the public, councillors and council staff in accordance with the Government's guidance on social distancing by applying new regulations for holding committee meetings from remote locations.

The following procedures will apply to planning committee meetings until further notice, replacing where appropriate the relevant sections of the Guide to Public Speaking at Planning Committees:

1. While planning committee meetings are held remotely during the Coronavirus outbreak public participation will take the form of written statements (and not public speaking) to the committee.
2. If you wish to make a written statement it must be no more than 450 words with no attached documents and be sent to the Democratic Services Team by 8.30am two working days prior to the date of the committee – i.e. for a committee meeting on a Wednesday written statements must be received by 8.30am on the Monday. The deadline date and the email contact details of the relevant democratic services officer can be found on the front page of the committee agenda. The agendas for each meeting can be found on the Dorset Council website
<https://modern.gov.dorsetcouncil.gov.uk/mgListCommittees.aspx?bcr=1>
3. During this period the council can only accept written statements via email and you should continue to bear in mind the guidance in the public speaking guide when preparing your representation.
4. The first three statements received from members of the public for and against the application (maximum six in total) will be read out together with any statement from the town and parish council, by an officer (but not the case officer), after the case officer has presented their report and before the application is debated by members of the Committee. It may be that not all of your statement will be read out if the same point has been made by another statement and already read to the Committee. This is to align with the pre-Covid-19 protocol which limited public speaking to 15 minutes per item, although the Chairman of the Committee will retain discretion over this time period as she/he sees fit. All statements received will be circulated to the Committee members before the meeting.
5. This addendum applies to members of public (whether objecting or supporting an application, town and parish councils, planning agents and applicants).
6. Councillors who are not on the Planning Committee may also address the Committee for up to 3 minutes by speaking to the Committee (rather than submitting a written statement). They need to inform Democratic Services of their wish to speak at the meeting two working days before the meeting.

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Application Number:	WD/D/20/002080
Site address:	SHERBORNE HOUSE, NEWLAND, SHERBORNE, DT9 3JG
Proposal:	Re-use of Sherborne House as exhibition, events, function, restaurant and office space, with associated repair and extension
Applicant name:	Sherborne House Trust 2018
Case Officer:	Cass Worman
Ward Member(s):	Cllr Andrews

1.0 Referred by Nominated Officer following concerns raised by Sherborne Town Council

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation:

- Significant public benefit, regeneration of an underused site & secures a viable and ongoing use for a heritage asset at risk. Creation of a community asset in the heart of Sherborne where it would result in economic, environmental and social benefits for the town.
- Design is considered appropriate and essential to the proposed function & uses, which would preserve the character of the Conservation Area and the less than substantial harm to heritage assets, would be far outweighed by the public benefits of the scheme.
- The location is sustainable being in the heart of the town, serviced through various means of transport and if traveling by car, adequate parking provision in nearby public car parks is available. There would be no implications for public amenity, archaeology, trees, biodiversity or drainage.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Secures a heritage asset at risk, provides a variety of social, community and economic benefits in a sustainable town centre location
Design	The proposed extensions and additions are an appropriate response to the setting of the listed buildings and location within the Conservation Area
Impact on amenity	There would be no detriment to the amenity of residents and the general public

Listed Buildings	The proposal would comply with Policies ENV5 and NPPF Para 16, any less than substantial harm is outweighed by public benefit; secures an ongoing use for a heritage asset at risk
Conservation Area	The proposal would comply with Policies ENV5 and ENV12 and contribute positively to local identity, distinctiveness, character of the site and the surrounding built environment and its landscape setting.
Economic, social and community benefits	The mixed use of arts centre, community hub, café & restaurant & events space, brings a wide variety of benefits for the economy, inc. employment and associated income from tourists & visitors
Access and Parking	Access arrangements are satisfactory and some onsite parking is provided. A construction traffic management plan would be secured by condition.
Trees	The arboricultural schedule & methodology is acceptable, loss of trees is justified and a comprehensive planting and landscaping plan accompanying the application ensures suitable replacements & enhancements
Biodiversity	Bat roosts would be protected and biodiversity enhancements would be secured
Other	Drainage arrangements would be controlled by Building Regulations and conditions, there are no archaeological constraints and potential contamination can be suitably dealt with via condition

5.0 Description of Site

Sherborne House is a Grade I listed building, with separately listed Grade II Coach House and separately listed Grade II garden walls. The property is on the Historic England Buildings at Risk Register. It lies within the Conservation Area. Sherborne House has been largely vacant since the closure of the school, and since has had a complex planning history.

Significance of the heritage asset

Grade I listed Sherborne House is one of Sherborne's most notable historic buildings. The origin of the site is as a medieval borough created by Bishop Le Pour de Salisbury and the building incorporates fabric dating at least from the sixteenth century. However, the main architectural significance of Sherborne House derives from its early eighteenth construction phase. In the 1720s the principal three storey range was built by Sir Henry Seymour Portman as a dwelling of high status and architectural quality, intended to be one of the most impressive properties in the town. An inventory of 1726 describes a richly furnished and decorated interior, and

elements of that still survive in the building. Most notable of those elements is the extremely well-preserved stairhall with its ornate staircase and the Classically painted walls and ceiling, which are attributed to the eminent court artist Sir James Thornhill.

Since its eighteenth-century heyday, Sherborne House has had a somewhat chequered history, and for much of the twentieth century it was used as a girls school, being purchased by Dorset County Council in the 1930s. This institutional use was not entirely compatible with conservation of the house's fine interiors, although the stairhall survived remarkably unscathed during this period. Despite the inevitable proliferation of low-grade buildings occurring around it, Sherborne House retained its dignified Classical exterior and generous grounds.

A lack of investment during the period of its educational use left the building in need of considerable repair. The school vacated it in the early 1990s and it was added to English Heritage's Buildings at Risk Register. The creation in the mid-1990s of a dedicated Arts Trust at Sherborne House provided an interim use for the building but ultimately failed to raise enough capital funding to establish a viable arts centre.

The granting of permission for residential development on land at the rear of the house has somewhat compromised its setting. However, the associated planning agreement did provide funds for essential external repairs to be undertaken, together with conservation of the Thornhill paintings. Despite consent being granted at that time for a flexible reuse of the house for arts and/or office use, the house remained empty and unused, until its purchase by the current owner in 2018

6.0 Description of Development

Since Autumn 2018, the property has been owned by the Sherborne House Trust. This application proposes to convert Sherborne House into an Arts Centre, providing space for arts administration, events, education and exhibitions.

The Georgian rooms on the ground and first floor of the main house building would be used for exhibition space, private, corporate and community events, the second floor of the main building would be converted into flexible office and co-working space.

A large, contemporary extension to the north creates a courtyard to the rear of the Tudor wing, providing exhibition and events space. The Tudor and Digby wings to the west will house a bistro, café and associated storage, kitchen and plant.

A new contemporary extension to the rear with copper finishes and glulam beams provide a flexible space for events, exhibitions and functions. A new range of single storey service buildings flank the west wall. A new entrance canopy is proposed to the front linking the Tudor Wing to the Main House.

The Tudor Wing and Coach House becomes the café/restaurant.

Landscaping proposals are set out to compliment with a piazza and soft amphitheatre to the rear/north of the site.

7.0 Relevant Planning History

The planning history of the site is complex, being a school and then following the redevelopment of the site with housing to the north and associated attempts to redevelop & reuse the Main House. Below is a summary of the pertinent main applications, there being a number of associated conditions and variation applications associated with these permissions:

WD/D/15/000444 Change of use from school to offices and retail and to make internal and external alterations Approved 22/05/2015

1/D/10/001037 Erect 44 residential dwellings together with associated works comprising demolition of part boundary walls & formation of car parking & access ways. Approved 28/09/2011

1/D/10/001035 Change of Use of 1st & 2nd floor to Use Class B1 (business use) & change of use of ground floor to D1/B1 use (non-residential institution/business use). Approved 28/09/2011

1/N/97/000291 Erect extension; enlarge vehicular access; form parking areas; create new pedestrian access; erect gates, railing and boundary wall and make change of use from school, youth club, 2No. dwellings and 1No. flat to an Arts/Heritage Centre with studio workshop. Approved 02/03/1998

8.0 List of Constraints

Wildlife - DERC
Wessex Water - Supply
RANS Yeovilton Safeguarding Area
Wessex Water - Waste
Area Inside DDB
Landscape Character Area
Surface water flooding
Listed Buildings
Groundwater Source Prot. Zones
Section 106
Contaminated Sites
Contaminated Sites Buffer
Veteran Trees 500m buffer

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

Historic England – support subject to conditions

Ministry Of Defence – no safeguarding objections

Wessex Water – A public foul sewer crosses the site, a sewer diversion is to be agreed with WW. SuDS infiltration is suitable

The Georgian Society – No comment

The Ancient Monuments Society – No comment

Sherborne Town Council:

The Town Council have commented that they are pleased to see the proposals to bring Sherborne House back into use after so much time laying dormant, however they raised a number of concerns and highlighted a lack of information presented in the application:

- The lack of comprehensive Business Plan.
- The lack of traffic management plan and construction traffic management plan.
- The lack of a consultee comment from Wessex Water, especially in regard to the sewage capacity.
- Question as to whether the development would generate a CIL contribution
- Concerned with regards to the loss of trees within the grounds of the house and suggested that contributions are used to plant new trees elsewhere within the town.
- Questioned whether environmentally friendly, low carbon options would be used when selecting kitchen equipment and sources of heat and light.
- Acknowledged a potential future conflict of interest as the Sherborne House project as presently envisaged, may in future take events, business and customers away from the council-run Digby Hall.
- Owing to concerns raised, request Committee consideration

Dorset Council Conservation Officer - support subject to conditions

Dorset Council Environmental Health - suggest conditions to agree details of external lighting, odour and noise assessment for kitchen plat, deliveries time restriction

Dorset Technical Services – no comment

Dorset Council Highways - no objection subject to conditions and clarification

Dorset Council Tree Officer – Support subject to conditions and provision of further information

Dorset Council Senior Archaeologist – No objection, taking into account previous archaeology surveys and previous use of the site, no archaeological conditions are required.

Representations received

Sherborne and District Society CPRE – support, some concerns as to the proposed design

Friends of Sherborne House – support “*this is a well-researched and exciting plan of which Sherborne Town will be proud and will bring great benefits to the community*”

Comments from Neighbouring residents raise the following summarised concerns:

- The walls around the gardens are part owned and maintained by the residents of Portman Square & any proposed structures must not damage or affect the integrity of the walls.
- Roof lines of any buildings should not protrude above the height of the garden walls
- Noise & disturbance from use of the buildings which are to be adjacent to the garden walls
- Noise and disturbance from events being held at the venue, especially at weekends and into the late evenings

Total - Objections	Total - No Objections	Total - Comments
1	7	0

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

10.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan 2015-2031 (2015)

- INT 1. Presumption in favour of sustainable development
- ENV 2. WILDLIFE AND HABITATS
- ENV 4. HERITAGE ASSETS
- ENV 5. FLOOD RISK
- ENV 10. THE LANDSCAPE AND TOWNSCAPE SETTING
- ENV 11. THE PATTERN OF STREETS AND SPACES
- ENV 12. THE DESIGN AND POSITIONING OF BUILDINGS
- ENV 13. ACHIEVING HIGH LEVELS OF ENVIRONMENTAL PERFORMANCE
- ENV 15. EFFICIENT AND APPROPRIATE USE OF LAND
- ENV 16. AMENITY
- ECON 1. PROVISION OF EMPLOYMENT
- ECON 5. TOURISM ATTRACTIONS AND FACILITIES
- COM 2. NEW OR IMPROVED LOCAL COMMUNITY BUILDINGS AND STRUCTURES
- COM 5. THE RETENTION OF OPEN SPACE AND RECREATIONAL

FACILITIES

- COM 6. THE PROVISION OF EDUCATION AND TRAINING FACILITIES
- COM 9. PARKING STANDARDS IN NEW DEVELOPMENT

National Planning Policy Framework (2019)

1. Introduction
2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
7. Ensuring the vitality of town centre
8. Promoting healthy and safe communities
9. Promoting Sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Other material considerations

Design and sustainable development planning guidelines SPD

Sherborne Conservation Area Appraisal (2007)

Historic England's Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

Access – arrangements would be made to ensure people with disabilities or mobility impairments, and those with other walking aids and buggies would be accommodated as far as is practicable within the constraints of the listed building allows.

All new ground floor facilities would be accessible and accord with current regulations, and the lift to the rear of the main house it to be retained, providing level access to all floors. Disabled WCs are provided on each floor for the office spaces.

One dedicated disabled parking place is to be provided.

13.0 Financial benefits

Material considerations

- Additional jobs & employment
- Additional spending in the town centre from visitors to the attraction via shops, restaurants and accommodation etc

Non material considerations

- Business rates
- Additional spend in council car parks

14.0 Climate Implications

The application is supported by comprehensive documentation regarding designs for the proposed heating, ventilation, power and lighting. The Qoda Mechanical & Electrical Services Strategy Report 2443.R1 outlines a number of measures which will be taken to ensure the new-built element is as sustainable as possible, for example using high rated glazing for thermal insulation & high efficiency room-sealed boilers.

Design elements have been incorporated in order to meet the 10% consequential improvement target in the listed building, including new boiler plant, new ventilation plant, new LED lighting and smart controls – due to the listed nature of the site, more extensive energy saving upgrades are limited.

All new elements will comply with all relevant legislation, regulations, standards, guidance and good practice.

15.0 Planning Assessment

15.1 Principle of Development

This application follows pre-application advice, provided in conjunction with Historic England. The principle of the use for office and arts spaces is established via previous consents; however, these consents were never implemented, and the building as-is clearly cannot support itself financially; there being 20 years of unsuccessful attempts to secure funding for renovation, including attempts by Dorset Councils.

In order to preserve as much as possible of the existing building fabric that merits the listing, and meet modern accessibility, fire safety standards, and to provide a flexible, multipurpose space, suitable for a wide variety of uses, it seems reasonable to require a modern extension to facilitate the multi-uses proposed. It would assist in securing the long-term future of the building. The choice of a relatively large footprint, but relatively low height, fits both the proposed business need and the planning/listed building needs, and is considered to be acceptable in principle.

The application is supported by a Business Activities Summary, which outlines the Sherborne House Trust's plans to enter into a series of partnerships with third party organisations, both charitable and private, to help deliver its vision for Sherborne House.

The Trust plans to work with Dorset Visual Arts to develop a high quality and wide-ranging art, design, and making programme at Sherborne House. This organisation would be based in the first-floor Tudor Wing office space and would also manage a selling exhibition and gallery space. It is also envisaged that The Sherborne House Trust would develop relations with a number of other regional and local arts organisations.

Other income streams envisaged by The Sherborne House Trust include:

- café, delicatessen, and restaurant, housed in the Tudor Wing
- The Georgian rooms on the ground and first floor of the main building would be available for hire for smaller private, corporate and community events, weddings, conferences, talks, supper clubs, parties, exhibitions and workshops, with concessionary rates available for art and community organisations and users of the second-floor flexible offices
- The second floor of the main building would be converted into flexible office and co-working space
- the proposed new contemporary rear extension would allow Sherborne House to host a wide variety of large scale private, corporate and community events, e.g. functions, weddings, wakes, pre-wakes, festivals and parties, as well as conferences, lectures, film nights and live streamed events, exhibitions and art fayres etc

The business case which has been provided, outlines the proposed uses of the buildings, and these activities outlined are considered to be both viable, sustainable and in your officers opinion, sufficiently demonstrates that the future of this building would be safeguarded by the use proposed.

The Sherborne House Trust has secured funding via a charitable trust and foundation to carry out the required restoration works to the listed building, and to bring the site back into a long term and viable use. The funders have agreed to

underwrite the first three years of trading. This would ensure a secure financial foundation for the beginnings of the project.

Conditions would be used to ensure that the restoration and renovation works to the listed buildings are carried out in tandem with the new build elements, and that the required works to the listed buildings are completed prior to first use & occupation of the new build elements.

15.2 Design and Impact on Listed Building

Since the pre-application discussions, the scheme has evolved considerably in response to the concerns expressed by conservation experts, about the physical and visual impacts of the proposed contemporary extensions on the listed building. As a result, this application has taken on board many of the concerns that were raised. As a result, the overall scheme has the support of Historic England and the Council's Conservation Officer.

It is acknowledged that given the scale of the scheme's proposals, that the proposed development would have a significant visual and physical impact on the listed building. However, in the opinion of officers, a clear and convincing case has been presented for the viability of the enterprise, and that the scale and type of the proposed interventions do represent the optimum viable use of the site.

During the course of the application, Historic England and the Council's Conservation Officer sought greater clarity of the proposed internal interventions within the historic core of the building, as pre-application discussions had focused all attentions on agreeing a suitable design and approach for the new-build elements of the scheme.

Clarity has subsequently been provided via a series of Room by Room drawings which outline the proposed repairs, renovations and finishes proposed for the Georgian House, Tudor and Digby rooms. The internal proposed works are repair, renovation and improvement, which would help to restore the heritage asset back to its former status. Whilst some modern fireplaces would be removed, all historic fireplaces would be retained. This clarity provided in the Room by Room drawings is welcomed by Conservation and Historic England Officers, and the exact details and method statements are to be agreed via a condition, following an in-depth joint site visit.

A large, contemporary extension to the north would create a courtyard to the rear of the Tudor wing. This would provide an exhibition and events space. A new canopy extension to the rear with copper finishes and glulam beams, would provide a flexible space for events, exhibitions, and functions. The scheme has been carefully devised to provide a clear distinction between the rear of Sherborne House and new additions, from both within the building itself, and when viewed from elevated parts of the site.

A grassed, flat roof would link the rear of the main House, with the new copper-roofed events space, and revisions to the eastern wall, would maintain a sense of interest and subservience to the design.

A glazed walkway would provide a covered access to the bar, store, and WCs, in a new range of single storey service buildings which flank the west wall. These additional structures would be lightweight and subservient.

A new entrance canopy is proposed to the front linking the Tudor Wing to the Main House, this is a lightweight linking structure and it is considered to be acceptable in its design.

Landscaping proposals are set out to compliment the scheme's multi-purpose function with a piazza and soft amphitheatre to the rear/north of the site, and planting around the boundary walls, in association with a series of 'artists pods' around the boundary walls. Details of the artist pods would be agreed by condition. A 'service yard' would be focussed to the east of the site, alongside the vehicular access and car parking.

Historic England are supportive of the scheme. This is subject to conditions, and the agreement of the room-by-room schedule for the associated Listed Building Consent.

Policy Considerations: Heritage Impacts

As the works proposed will have a significant impact on a Grade I listed building, one of the top 2.5% of all listed buildings, and therefore of exceptional interest, the proposal needs to be considered against the national legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) and Chapter 16 of the National Planning Policy Framework.

The NPPF advises in paragraphs 193-4 that any harm or loss to a designated asset should require a clear and convincing justification – unjustified harm is never acceptable, regardless of the public benefit it brings, if alternative and less harmful options exist. This applies most strongly to highly designated heritage assets.

The scheme follows extensive pre-application discussion. Amendments have been made to the design to ally conservation experts' concerns; the contemporary design is considered an appropriate response to the building, and as discussed above, the justification and the business case is considered to represent a viable best use of the heritage asset. It is therefore considered that the harm has been reduced to such a degree, that it cannot be avoided or reduced through any further amendments to the scheme. Nor could it be offset by mitigation of the harm or enhancement of the asset.

Less than substantial harm has been identified in this instance. Although this harm would be less than substantial, it would nonetheless still be material. Paragraph 193 of the Framework states that when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to the assets' conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

The harm would be derived from the proposed additions. Whilst the design has been developed in a sensitive way, which would be easily legible in terms of the new intervention, with the primacy of the listed building retained, there would nevertheless, be a degree of harm to the setting of the asset. This harm would, in the words of the Framework, be less than substantial and to which considerable

importance and weight must be attributed. Consequently, the development would conflict with Policy ENV.4 of the Local Plan and the aims in Paragraph 192 of the Framework, these require that proposals consider the desirability of sustaining and enhancing the significance of designated heritage assets.

Paragraph 194 of the Framework specifies the need for clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset, however slight the harm, and whether through direct physical impact or by change to its setting. Paragraph 196 requires that where less than substantial harm occurs, as in this case, it should be weighed against the public benefits of the proposal. Great weight must be attributed to safeguarding the high-status heritage asset.

Public Benefits

The public benefits of this proposal include the reuse of the asset in a way that would make it more accessible to the public, by facilitating greater public access and enjoyment of the building and its grounds. It would result in the regeneration of an underused site and secure a viable and ongoing use for a heritage asset at risk. It would create a community asset in the heart of Sherborne, where it would result in economic, environmental and social benefits for the town. It would have cultural benefit in terms of the use of the building for cultural events and exhibitions. There would be public realm benefits in relation to the extensive and well-developed landscaping proposals. These are all public benefits that weight in favour of the scheme.

Taking all of these matters into account, the public benefits of the proposal would cumulatively be sufficient to outweigh the harm that would be caused to the setting of the listed building.

In the opinion of your officers, the application meets the requirements of paragraphs 189, 190, 193, 194, 196 and 200 of the NPPF, in that the less than substantial harm which would result through the proposals, would be outweighed by the public benefits of the scheme.

This conclusion has been reached having regards to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Conditions are proposed which would secure a schedule of inspections from the Conservation Officer, with a schedule of agreed dates of inspection of the progress of the works to the main house. This would include an agreed set of repair phases, and seek to ensure that the works to the main house, are progressed a phased way, which would be agreed in writing.

Impact on Conservation Area

It is important to consider the statutory duties in Section 66(1) and Section 72 (1) of the Planning(Listed Buildings and Conservation Areas) Act 1990, which require that

special regard shall be had to the desirability of preserving heritage assets or their settings or any features of special architectural or historic interest which they possess. It is also a requirement through those provisions to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The proposal would have the benefit of reinstating the formal gardens around Sherborne House, to properly reflect the status of the building. This would enhance the character and appearance of the Conservation Area and bring with it public benefits in terms of the enhancement of the public realm.

The proposal is considered to preserve the character or appearance of the Conservation Area. This conclusion has been reached having regard to section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Neighbouring Amenity

Being in the town centre, the site is surrounded by residential properties; the new dwellings of Portman Place and Portman Square to the north, the Manor House and Manor House stables to the east, and Manor Court, a modern complex of retirement housing to the northeast. To the west is Number 31 Newland and the antiques centre.

The proposed layout of the site is such that the eastern boundary is maintained as landscaped gardens, immediately on the other side of the eastern boundary wall, adjacent to the Manor House stables, would be the parking area. The orientation of the new multi-purpose canopy space is such that the eastern elevation is 'solid', the space opening up to the north, so any noise spill to the east is considered to be negligible, especially when considering the tall walls and boundary vegetation which would be retained and firmed up as part of the landscaping proposals.

The multi-function canopy can be fully enclosed, and it is anticipated that doors would be closed during events which could cause disturbance to neighbouring residential dwellings, and into later evening hours.

Concerns have been raised that noise disturbance from events at weekends and into the evenings would be harmful to residential amenity, however taking into account the town centre location, the enclosed walled nature of the site, boundary planting, and the proposed layout of the site in combination with the distance from the nearest properties, the use of site for functions and events is considered to be acceptable with regards to neighbouring amenity. It is not considered necessary or appropriate to restrict or limit operating or hours of use which would be overly restrictive to ongoing functioning of the multipurpose space.

External lighting is proposed, and the potential for disturbance to neighbouring amenity is acknowledged in the Qoda Concept Lighting report; this report discusses the need for sensitive, low level directional and recessed lighting, and that the use of timers, dimmers, and override switches should be incorporated to ensure lighting is

dimmed and turned off at appropriate times. Precise details of the proposed external lighting scheme would be agreed by condition.

The new storeroom adjacent to the boundary walls in the northwest corner is single storey, the drawings showing the ridge of the roof would protrude just 20cm above the height of the existing wall. It is considered that the use of this structure would not result in any loss of neighbouring amenity from its use resulting from noise or other disturbance.

Similarly, although details have yet to be provided, it is envisaged that the artists pods located along the boundary walls would not protrude higher than the existing walls, and that their use would not result in adverse noise or disturbance to neighbouring properties so as to adversely impact on the enjoyment of their property.

A noise & odour condition is proposed in relation to the kitchen equipment for the restaurant.

Concerns have been raised by those who share responsibility of the boundary wall that these structures may impact on the structural integrity of the wall – these concerns have been made available to the applicant, and any structural works proposed to the walls to facilitate the development would be subject to building regulations.

Access & Parking

Nine parking spaces (including one disabled parking bay) are to be provided on the eastern side of the site. Whilst limited, the provision of car parking for staff and visitors with enhanced accessibility requirements is welcomed by the Council's Highways Team. Considering the availability and proximity of nearby town centre car parks, this relatively limited parking provision is considered to be acceptable in this instance, especially considering the constraints of being within a walled heritage site. Two parking spaces would be supplied with electric charging points

The eastern gated access is to be used to access the parking spaces, and for deliveries. This gateway is to be widened to enable two vehicles to pass each other. The Highway Officer has highlighted a desire to set back this entrance gate to enable better visibility, but acknowledges that with the heritage limitations on the site, this is not possible in this instance. Similarly, Highways have raised concerns with regards to the available access & turning space on the south-eastern corner of the main house, and that this turning area is constrained by the proposed new landscaping on the southeast corner of the main house. However, this has been designed so as to protect this corner of the main house from manoeuvring vehicles, and therefore is considered appropriate in this instance.

Given that it is the intention for the western access to be used as a dedicated pedestrian access for visitors, Highways have advised it may be prudent to include measures to prevent vehicles being able to use this access during opening hours when the gates are open to pedestrian visitors e.g. by installing a central removal vehicle proof bollard within the access but clear of the public highway; however this

is not a highways requirement and it would not be secured by condition as officers consider that this is matter for the applicant to install if felt necessary.

Cycle Parking facilities have not been indicated on the submitted plans. There is some cycle parking in the nearby public car parks and on the main shopping streets, however it is deemed important to secure some undercover cycle parking for users of the site, especially for employees and those working at the site. This would be secured by condition and can be incorporated into the landscaping scheme.

Construction and Traffic Management Plan

The Town Council raise concerns as to the impact on surrounds from construction traffic, and suggest the provision of a no-parking zone is established in front of Sherborne House.

Officers acknowledge that the site is constrained and traffic and construction works have the potential to impact on adjacent residential neighbours and the flow of traffic. Therefore, a construction management plan is considered appropriate and necessary in this instance, which would be secured by condition.

Trees

The Council's Tree Officer has assessed the arboricultural reports provided with the application, and is satisfied that the information provided is a fair assessment of the trees on site. A large holm oak to the front of the property (T15), is proposed for removal, and the Council agrees that its removal is justified.

With regard to the submitted arboricultural constraints, protection plan and method statement, the Tree Officer is content that they would provide a means of adequately protecting those trees to be retained, and request that adherence to these details is secured by condition.

Landscaping and substantial proposals for new planting are detailed in plans and supporting documents produced by Marshall-James Garden Development Ltd. The plans are accompanied by detailed methodology and maintenance schedules.

The Town Council questioned whether a contribution could be made to secure replacement planting for lost trees on the site in the wider area. However, sufficient new planting and landscaping is proposed on site to adequately compensate for losses. During negotiations one lime tree to the south-west corner has been retained and it is not considered necessary to secure off-site compensation for tree loss.

Biodiversity

The application is accompanied by a Biodiversity Plan approved by the Natural Environment Team.

The basement contains a known hibernation roost for Lesser Horseshoe Bats; the entrance into the roost and the roost itself has been identified and will be protected and maintained to ensure long-term viability of the roost.

New roosting opportunities for bats would be provided in the roof of the restaurant & café, and bird boxes are to be erected. The lighting scheme has been designed in accordance with ILP Guidance Note 08/18 'Bats and artificial lighting in the UK'.

With the implementation of the approved Biodiversity Plan, the scheme would protect and enhance biodiversity interests in and around the site.

CIL

The Town Council questioned whether the scheme would generate CIL contributions and requested consultation as to how these payments would be allocated. CIL is only claimed for new C3 dwellinghouses in the former West Dorset area, therefore the scheme is not CIL liable and as such, there would be no payments due, and no payments to be allocated.

Taking into consideration the application is made by a Charitable Trust, a contribution to wider infrastructure is not considered necessary in this instance.

Other matters

Drainage

A foul sewer crosses the site. Wessex Water have carried out a review of the proposed sewer diversion and Technical Approval has been given and a Section 185 Agreement has been granted (as required by Section 185 of the Water Industry Act 1991). The sewer would be adopted by Wessex Water, and the Agreement requires an easement over the diverted sewer which will be deposited with the Property Deeds so all future operators of the site would be aware of limitations and responsibilities in the easement area. The Agreement also requires adherence to various conditions which would ensure the works are carried out by appropriately qualified contractors, and the new connections are approved throughout the duration of the sewer diversion by Wessex Water.

Waste & Refuse

A bin storage compound is to be provided at the eastern entrance tucked behind the wall at the main vehicular access, which would satisfy waste disposal requirements of the site.

Sustainability

The application is supported by comprehensive documentation regarding designs for the proposed heating, ventilation, power and lighting. The Qoda Mechanical & Electrical Services Strategy Report 2443.R1 outlines a number of measures which will be taken to ensure the new-built element is as sustainable as possible, for example high rated glazing for thermal insulation & high efficiency room-sealed boilers.

All new elements will comply with all relevant legislation, regulations, standards, guidance and good practice.

16.0 Conclusion

There are no technical objections to the scheme in terms of transport, drainage, or ecology, and there would be no unacceptable amenity impacts.

The public benefits of the proposal would outweigh the less than substantial harm to the heritage assets. It would result in an underused heritage asset at risk, being brought into a new & viable use with a range of benefits for the town.

For the above reasons, the recommendation is to grant consent, subject to conditions.

17.0 Recommendation

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan S-1282-01A
Existing Site Plan (Topo) S-1282-02
Existing Site Section AA S-1282-04
Existing Basement Plan S-1282-05B
Existing Ground Floor Plan S-1282-06B
Existing First Floor Plan S-1282-07B
Existing Second Floor Plan S-1282-08B
Existing Roof Plan S-1282-09A
Elevation and Section Key S_1282-10
Existing South and North 2 Elev S-1282-11
Existing South 2 and West Elev S-1282-12
Existing East Elev S-1282-13A
Existing West 2, North, East 2 Elev S-1282-14
Existing Wall Elevation 1 & 2 S-1282-15
Existing Newland Boundary Wall Elev S-1282-16A
Existing Section A-A & B-B S-1282-17
Existing Section C-C, D-D & E-E S-1282-18
Proposed Masterplan PL-1282-101B
Proposed New & Existing Extents PL-1282-102
Previous Planning Approvals PL-1282-103
Proposed Site Plan PL-1282-104B
Proposed Basement Plan PL-1282-105
Proposed Ground Floor Plan PL-1282-106B
Proposed First Floor Plan PL-1282-107E
Proposed Second Floor Plan PL-1282-108F
Proposed Roof Plan PL-1282-109

Proposed South Elevation PL-1282-201A
Proposed West Elevation PL-1282-202A
Proposed East Elevation PL-1282-203A
Proposed North Elevation PL-1282-204A
Proposed North Weathered Elevation PL-1282-205A
Proposed West Wall Elevation PL-1282-206
Proposed Site Sections PL-1282-301A
Proposed Arts Entrance & West Sections PL-1282-302A
Proposed North Section PL-1282-303A
Proposed Courtyard & East Sections PL-1282-304A
Proposed Green Roof Details PL-1282-401A
Proposed Glazing Details PL-1282-402A
Proposed Copper Roof Details PL-1282-403A
Proposed Basement Stair Wall Detail PL-1282-404

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby approved shall proceed in strict accordance with the details set out in the Arboricultural Impact Assessment & Method Statement ref GH1921 dated 08/09/2020 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

4. Before the development hereby approved is first occupied or utilised, the turning and parking shown on the approved plan PL-1282-101B must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

5. Prior to first use or occupation of the development hereby approved, a scheme showing details of the proposed cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority, thereafter the approved scheme shall be fully implemented and available for use prior to first use or occupation of the development, and the cycle provision shall be maintained, kept free from obstruction and available for the purposes specified in perpetuity.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

6. No external lighting shall be installed until details of the lighting scheme have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the lighting scheme shall be installed, operated and maintained in accordance with the agreed details, and no other external lighting shall be installed

Reason: To protect visual amenities and avoid nuisance to adjoining properties.

7. Prior to first use or occupation of the development, and prior to the installation of any extraction plant and associated ductwork, a written Noise & Odour Report(s) regarding the operating odour risk management and noise levels of specific equipment to be installed shall be submitted to the Local Planning Authority, along with the calculated effect upon nearby properties. The Report(s) should predict the likely external noise impact on sensitive receptors in the area and provide mitigation to prevent loss of amenity from noise and odours, and measures to prevent creeping noise & odour impacts following completion of the development (for example installation of timers to control hours of plant operation, and maintenance of baffles and filters)

The noise report should contain details of background sound measurements of when the plant is likely to be in operation, against the operational plant sound level as it would impact upon local receptors. The ventilation system should be designed to minimise emissions using Guidance on the Control of Odour and the document titled Noise from Commercial Kitchen Exhaust Systems, produced by DEFRA. The required Report(s) shall be submitted to, and agreed in writing by, the Local Planning Authority, prior to the commencement of any work on the installation of the equipment; and shall then be installed fully in accordance with the agreed details prior to the development hereby approved being first occupied or brought into use, and subject thereafter to routine maintenance and cleansing in accordance with manufacturers' instructions.

Reason: In order to protect the living conditions of surrounding residential properties.

8. The works shall proceed in strict accordance with the Biodiversity Plan prepared by KP Ecology Ltd, dated 27 August 2020, and the biodiversity mitigation and enhancement measures described therein shall be implemented in full in accordance with the specified timetable(s) in the approved Biodiversity Plans, and maintained in the condition described in perpetuity.

Reason: To minimise impacts on biodiversity.

9. Prior to commencement of the works to the Main Georgian House and Tudor and Digby Wings, the Council's Conservation Officer and the Applicant shall agree a Schedule of dates/points of progress, for the inspection of the progress of the works, by the Council's Conservation Officer. This Schedule shall include an agreed set of repair phases at which point the progress of the works shall be inspected. Thereafter, works must proceed in accordance with agreed Inspection Schedule, and the Council's Conservation Officer shall be made aware of progress when works at each of these agreed phases is reached, to allow inspection by the Council's Conservation Officer. The works must be completed, prior to first use or occupation of any part of the site.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, to allow progress by the Council's

Conservation Officer to be monitored, in the interests of safeguarding the historic building at risk

10. Works to the Main Georgian House and Tudor and Digby Wings, are to commence no later than the commencement of the development above damp course level, of the extensions shown in beige on the approved plan PL-1282-101B (masterplan).

All works to the Main Georgian House and Tudor and Digby Wings shall proceed in strict accordance with a Room by Room Schedule of Works and Phasing Plan, which must be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of any works above damp course level. Thereafter, the works must be completed in accordance with the details as agreed for each room in the Room by Room Schedule of Works and Phasing Plan, and each room must be completed, prior to first use or occupation of any part of the site. The Room by Room Schedule and Phasing Plan shall include a detailed schedule and drawings of all of the works that are proposed for each room, and a phasing plan which shall detail when the identified works to each room will be carried out in full.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, in the interests of safeguarding the historic building at risk

11. Prior to the erection of new walls as shown on approved plans PL-1282-203A and, PL-1282-202, sample panels measuring at least 1 metre by 1 metre, demonstrating the proposed materials, showing colour, texture, coursing, mortar mix and pointing detail, shall be constructed on site for the inspection and approval in writing of the Local Planning Authority.

Prior to installation of the new superstructure roof, samples of materials for the roof coverings, shall be made available on site for the inspection and approval in writing of the Local Planning Authority.

Construction of the new walls and roofs shall not commence until the samples have been approved in writing by the Local Planning Authority, and thereafter development shall proceed in accordance with the approved details.

Reason: To safeguard the character of the locality in the interests of the appearance of the development, and in the interests of the heritage asset

12. The soft landscaping shall proceed in accordance with the agreed details as shown on approved plans Tree and Shrub Planting Front Garden SH0978, Tree and Shrub Planting Rear Garden SH0979, and in accordance with the Plants list and

Maintenance Programme prepared by Marshall James Garden Development Ltd. The approved landscaping scheme shall be implemented in the first planting season November – March immediately following the substantial completion of the development.

If within a period of 15 years from the date of substantial completion of the development, any tree/plant, or any tree/plant planted in replacement for it, is removed, uprooted, destroyed, dies, becomes seriously damaged or defective, another tree/plant of the same species and size as that originally planted shall be replanted.

Reason: Landscaping is considered essential in order to preserve and enhance the visual amenities of the locality and in the interests of the setting of the heritage asset

13. Prior to commencement of the development hereby approved, excluding the sewer diversion and tree felling works, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include vehicular routes, anticipated deliveries, timings of deliveries & delivery hours, contractors' arrangements (compound, storage, parking, turning, surfacing, drainage facilities), a scheme of appropriate signing of vehicle routes to the site, route plan for contractors and suppliers, temporary traffic management arrangements.

The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway

14. Prior to the installation or construction of any 'artists pods', a scheme accompanied by scale drawings showing the design, construction details, materials, colour, finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these structures shall be installed in accordance with the agreed details.

Reason: In the interests of the appearance of the development and the setting of the heritage asset

15. Prior to the construction of the compounds for the refuse and recycling store, and substation, as shown on approved plan PL - 1282 – 101B a scheme accompanied by scale drawings showing the design, construction details, materials, colour, finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these structures shall be installed in accordance with the agreed details prior to first use or occupation of the development hereby approved.

Reason: In the interests of the appearance of the development and the setting of the heritage asset

16. No development above damp proof course shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the Local Planning Authority. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

Reason: To prevent the increased risk of flooding & associated nuisance, to improve and protect water quality, and to improve habitat and amenity

17. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175.

Should any contamination be found requiring remediation, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted to and approved in writing by the Local Planning Authority.

Reason To ensure risks from contamination are minimised.

18. Prior to the installation or erection of all new and replacement gates, a scheme accompanied by scale drawings showing the design, construction details, materials, colour, finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these structures shall be installed in accordance with the agreed details prior to first use or occupation of the development hereby approved.

Reason: In the interests of the appearance of the development and the setting of the heritage asset

Application Number:	WD/D/20/002081
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	SHERBORNE HOUSE, NEWLAND, SHERBORNE, DT9 3JG
Proposal:	Re-use of Sherborne House into exhibition, events, function, restaurant and office space, with associated repair and extension
Applicant name:	Sherborne House Trust 2018
Case Officer:	Cass Worman
Ward Member(s):	Cllr Andrews

1.0 Referred by Nominated Officer following concerns raised by Sherborne Town Council

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation:

- Significant public benefit, regeneration of an underused site & secures a viable and ongoing use for a heritage asset at risk
- Design is considered appropriate and essential to the proposed function & uses, which would preserve the character of the Conservation Area and the less than substantial harm to heritage assets is far outweighed by public benefits of the scheme.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Secures a heritage asset at risk, provides a variety of social, community and economic benefits in a sustainable town centre location
Design	The proposed extensions and additions are an appropriate response to the setting of the listed buildings and location within the Conservation Area
Listed Buildings	The proposal would comply with Policies ENV4 and NPPF Para 16, any less than substantial harm is outweighed by public benefit; secures an ongoing use for a heritage asset at risk

5.0 Description of Site

Sherborne House is a Grade I listed building, with separately listed Grade II Coach House and separately listed Grade II garden walls. The property is on the Historic England Buildings at Risk Register. It lies within the Conservation Area. Sherborne House has been largely vacant since the closure of the school, and since has had a complex planning history.

Significance of the heritage asset

Grade I listed Sherborne House is one of Sherborne's most notable historic buildings. The origin of the site is as a medieval borough created by Bishop Le Pour de Salisbury and the building incorporates fabric dating at least from the sixteenth century. However, the main architectural significance of Sherborne House derives from its early eighteenth construction phase. In the 1720s the principal three storey range was built by Sir Henry Seymour Portman as a dwelling of high status and architectural quality, intended to be one of the most impressive properties in the town. An inventory of 1726 describes a richly furnished and decorated interior, and elements of that still survive in the building. Most notable of those elements is the extremely well-preserved stairhall with its ornate staircase and the Classically painted walls and ceiling, which are attributed to the eminent court artist Sir James Thornhill.

Since its eighteenth-century heyday, Sherborne House has had a somewhat chequered history, and for much of the twentieth century it was used as a girls school, being purchased by Dorset County Council in the 1930s. This institutional use was not entirely compatible with conservation of the house's fine interiors, although the stairhall survived remarkably unscathed during this period. Despite the inevitable proliferation of low-grade buildings occurring around it, Sherborne House retained its dignified Classical exterior and generous grounds.

A lack of investment during the period of its educational use left the building in need of considerable repair. The school vacated it in the early 1990s and it was added to English Heritage's Buildings at Risk Register. The creation in the mid-1990s of a dedicated Arts Trust at Sherborne House provided an interim use for the building but ultimately failed to raise enough capital funding to establish a viable arts centre.

The granting of permission for residential development on land at the rear of the house has somewhat compromised its setting. However, the associated planning agreement did provide funds for essential external repairs to be undertaken, together with conservation of the Thornhill paintings. Despite consent being granted at that time for a flexible reuse of the house for arts and/or office use, the house remained empty and unused, until its purchase by the current owner in 2018

6.0 Description of Development

Since Autumn 2018, the property has been owned by the Sherborne House Trust. This application proposes to convert Sherborne House into an Arts Centre, providing space for arts administration, events, education and exhibitions.

The Georgian rooms on the ground and first floor of the main house building would be used for exhibition space, private, corporate and community events, the second floor of the main building would be converted into flexible office and co-working space.

A large, contemporary extension to the north creates a courtyard to the rear of the Tudor wing, providing exhibition and events space. The Tudor and Digby wings to the west will house a bistro, café and associated storage, kitchen and plant.

A new contemporary extension to the rear with copper finishes and glulam beams provide a flexible space for events, exhibitions and functions. A new range of single storey service buildings flank the west wall. A new entrance canopy is proposed to the front linking the Tudor Wing to the Main House.

The Tudor Wing and Coach House becomes the café/restaurant.

Landscaping proposals are set out to compliment with a piazza and soft amphitheatre to the rear/north of the site.

7.0 Relevant Planning History

The planning history of the site is complex, being a school and then following the redevelopment of the site with housing to the north and associated attempts to redevelop & reuse the Main House. Below is a summary of the pertinent main applications, there being a number of associated conditions and variation applications associated with these permissions:

WD/D/15/000444 Change of use from school to offices and retail and to make internal and external alterations Approved 22/05/2015

1/D/10/001037 Erect 44 residential dwellings together with associated works comprising demolition of part boundary walls & formation of car parking & access ways.
Approved 28/09/2011

1/D/10/001035 Change of Use of 1st & 2nd floor to Use Class B1 (business use) & change of use of ground floor to D1/B1 use (non-residential institution/business use).
Approved 28/09/2011

1/N/97/000291 Erect extension; enlarge vehicular access; form parking areas; create new pedestrian access; erect gates, railing and boundary wall and make change of use from school, youth club, 2No. dwellings and 1No. flat to an Arts/Heritage Centre with studio workshop. Approved 02/03/1998

8.0 List of Constraints

Wildlife - DERC
Wessex Water - Supply
RANS Yeovilton Safeguarding Area
Wessex Water - Waste
Area Inside DDB
Landscape Character Area
Surface water flooding
Listed Buildings
Groundwater Source Prot. Zones
Section 106
Contaminated Sites
Contaminated Sites Buffer
Veteran Trees 500m buffer

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

Historic England – support subject to conditions

The Georgian Society – No comment

The Ancient Monuments Society – No comment

Sherborne Town Council:

The Town Council have commented that they are pleased to see the proposals to bring Sherborne House back into use after so much time laying dormant, however they raised a number of concerns and highlighted a lack of information presented in the application:

- The lack of comprehensive Business Plan.
- The lack of traffic management plan and construction traffic management plan.
- The lack of a consultee comment from Wessex Water, especially in regard to the sewage capacity.
- Question as to whether the development would generate a CIL contribution
- Concerned with regards to the loss of trees within the grounds of the house and suggested that contributions are used to plant new trees elsewhere within the town.
- Questioned whether environmentally friendly, low carbon options would be used when selecting kitchen equipment and sources of heat and light.
- Acknowledged a potential future conflict of interest as the Sherborne House project as presently envisaged, may in future take events, business and customers away from the council-run Digby Hall.
- Owing to concerns raised, request Committee consideration

Dorset Council Conservation Officer - support subject to conditions

Dorset Council Senior Archaeologist – No objection, taking into account previous archaeology surveys and previous use of the site, no archaeological conditions are required.

Representations received

Sherborne and District Society CPRE – support, some concerns as to the proposed design

Friends of Sherborne House – support “*this is a well-researched and exciting plan of which Sherborne Town will be proud and will bring great benefits to the community*”

Comments from Neighbouring residents raise concerns relating to amenity and are discussed in associated planning application WD/D/20/002081:

Total - Objections	Total - No Objections	Total - Comments
1	7	0

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

10.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan 2015-2031 (2015)

- ENV 4. HERITAGE ASSETS
- ENV 10. THE LANDSCAPE AND TOWNSCAPE SETTING
- ENV 12. THE DESIGN AND POSITIONING OF BUILDINGS

National Planning Policy Framework (2019)

1. Introduction
2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Other material considerations

Design and sustainable development planning guidelines SPD

Sherborne Conservation Area Appraisal (2007)

Historic England's Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment

11.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

13.0 Financial benefits

Material considerations

- Additional jobs & employment
- Additional spending in the town centre from visitors to the attraction via shops, restaurants and accommodation etc

Non material considerations

- Business rates
- Additional spend in council car parks

14.0 Climate Implications

The application is supported by comprehensive documentation regarding designs for the proposed heating, ventilation, power and lighting. The Qoda Mechanical & Electrical Services Strategy Report 2443.R1 outlines a number of measures which will be taken to ensure the new-built element is as sustainable as possible, for example using high rated glazing for thermal insulation & high efficiency room-sealed boilers.

Design elements have been incorporated in order to meet the 10% consequential improvement target in the listed building, including new boiler plant, new ventilation plant, new LED lighting and smart controls – due to the listed nature of the site, more extensive energy saving upgrades are limited.

All new elements will comply with all relevant legislation, regulations, standards, guidance and good practice.

15.0 Planning Assessment

15.1 Principle of Development

This application follows pre-application advice, provided in conjunction with Historic England. The principle of the use for office and arts spaces is established via previous consents; however, these consents were never implemented, and the building as-is clearly cannot support itself financially, 20 years of attempts to secure funding for renovation have been unsuccessful, including efforts by Dorset Councils.

In order to preserve as much as possible of the existing building fabric that merits the listing, and meet modern accessibility, fire safety standards, and to provide a flexible, multipurpose space, suitable for a wide variety of uses, it seems reasonable to require a modern extension to facilitate the multi-uses proposed, and required to secure the long term future of the building. The choice of a relatively large footprint but relatively low height fits both the proposed business need and planning/listing building needs, and is considered to be acceptable in principle.

The application is supported by a Business Activities Summary, which outlines the Sherborne House Trust's plans to enter into a series of partnerships with third party organisations, both charitable and private, to help deliver its vision for Sherborne House.

The Trust plans to work with Dorset Visual Arts to develop a high quality and wide-ranging art, design, and making programme at Sherborne House, who would be based in the first-floor Tudor Wing office space and will also manage a selling exhibition and gallery space. It is also envisaged that The Sherborne House Trust would develop relations with a number of other regional and local arts organisations.

Other income streams envisaged by The Sherborne House Trust include:

- café, delicatessen and restaurant, housed in the Tudor Wing
- The Georgian rooms on the ground and first floor of the main building would be available for hire for smaller private, corporate and community events, weddings, conferences, talks, supper clubs, parties, exhibitions and workshops, with concessionary rates available for art and community organisations and users of the second-floor flexible offices

- The second floor of the main building would be converted into flexible office and co-working space
- the proposed new contemporary rear extension would allow Sherborne House to host a wide variety of large scale private, corporate and community events, e.g. functions, weddings, wakes, pre-wakes, festivals and parties, as well as conferences, lectures, film nights and live streamed events, exhibitions and art fayres etc

The business case which has been provided, outlines the proposed uses of the buildings, and these activities outlined are considered to be both viable, sustainable and in the Council's opinion, sufficiently demonstrates that the future of this building would be safeguarded by the use proposed.

The Sherborne House Trust has secured funding via a charitable trust and foundation to carry out the required restoration works to the listed building, and to bring the site back into a long term and viable use. The funders have agreed to underwrite the first three years of trading, which ensures a secure financial foundation for the beginnings of the project.

Conditions would be used to ensure that the restoration and renovation works to the listed buildings are carried out in tandem with the new build elements, and that the required works to the listed buildings are completed prior to first use & occupation of the new build elements.

15.2 Design and Impact on Listed Building

Since pre-application discussions, the scheme has evolved considerably in response to concerns expressed by Conservation experts about the physical and visual impacts of the proposed contemporary extensions on the listed building. As a result, this application has taken on board many of the concerns raised, and the overall scheme has the support of Historic England and the Council's Conservation Officer.

It is acknowledged that given the scale of the scheme's proposals, the proposed development would have a significant visual and physical impact on the listed building, however it is the Officer's opinion that a clear and convincing case has been presented for the viability of the enterprise, and that the scale and type of the proposed interventions do represent the optimum viable use of the site.

During the course of the application, Historic England and the Council's Conservation Officer sought greater clarity of the proposed internal interventions within the historic core of the building, as pre-application discussions had focused all attentions on agreeing a suitable design and approach for the new-build elements of the scheme.

Clarity has subsequently been provided via a series of Room by Room drawings which outline the proposed repairs, renovations and finishes proposed for the Georgian House, Tudor and Digby rooms. The internal proposed works are repair, renovation and improvement, which would help to restore the heritage asset back to its former status. Whilst some modern fireplaces would be removed, all historic

fireplaces would be retained. This clarity provided in the Room by Room drawings is welcomed by Conservation and Historic England Officers, and the exact details and method statements are to be agreed via a condition, following an in-depth joint site visit.

A large, contemporary extension to the north creates a courtyard to the rear of the Tudor wing, providing exhibition and events space. A new canopy extension to the rear with copper finishes and glulam beams provide a flexible space for events, exhibitions and functions. The scheme has been carefully devised to provide a clear distinction is maintained between the rear of Sherborne House and extensions, from both within the building itself, and when viewed from elevated parts of the site.

A grassed, flat roof links the rear of the main House with the new copper-roofed events space, and revisions to the eastern wall have maintained a sense of interest and subservience to the design.

A glazed walkway provides covered access to the bar, store, WCs in a new range of single storey service buildings which flank the west wall. These are lightweight and subservient additions.

A new entrance canopy is proposed to the front linking the Tudor Wing to the Main House, this is a lightweight linking structure and acceptable in its design.

Landscaping proposals are set out to compliment the scheme's multi-purpose function with a piazza and soft amphitheatre to the rear/north of the site, and planting around the boundary walls, in association with a series of 'artists pods' around the boundary walls, details of which would be agreed by condition. A 'service yard' is focussed to the east of the site alongside the vehicular access and car parking.

Historic England are supportive of the scheme, subject to conditions, and the agreement of the room-by-room schedule for the associated Listed Building Consent.

Policy Considerations: Heritage Impacts

As the works proposed will have a significant impact on a Grade I listed building, one of the top 2.5% of all listed buildings, and therefore of exceptional interest, the proposal needs to be considered against the national legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) and Chapter 16 of the National Planning Policy Framework.

The NPPF advises in paragraphs 193-4 that any harm or loss to a designated asset should require a clear and convincing justification – unjustified harm is never acceptable, regardless of the public benefit it brings, if alternative and less harmful options exist. This applies most strongly to highly designated heritage assets.

The scheme follows extensive pre-application discussion. Amendments have been made to the design to allay conservation experts' concerns; the contemporary design is considered an appropriate response to the building, and as discussed above, the justification and the business case is considered to represent a viable best use of the heritage asset. It is therefore considered that the harm has been reduced to such a degree, that it cannot be avoided or reduced through any further amendments to the scheme. Nor could it be offset by mitigation of the harm or enhancement of the asset.

Less than substantial harm has been identified in this instance. Although this harm would be less than substantial, it would nonetheless still be material. Paragraph 193 of the Framework states that when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to the assets' conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

The harm would be derived from the proposed additions. Whilst the design has been developed in a sensitive way, which would be easily legible in terms of the new intervention, with the primacy of the listed building retained, there would nevertheless, be a degree of harm to the setting of the asset. This harm would, in the words of the Framework, be less than substantial and to which considerable importance and weight must be attributed. Consequently, the development would conflict with Policy ENV.4 of the Local Plan and the aims in Paragraph 192 of the Framework, these require that proposals consider the desirability of sustaining and enhancing the significance of designated heritage assets.

Paragraph 194 of the Framework specifies the need for clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset, however slight the harm, and whether through direct physical impact or by change to its setting. Paragraph 196 requires that where less than substantial harm occurs, as in this case, it should be weighed against the public benefits of the proposal. Great weight must be attributed to safeguarding the high-status heritage asset.

Public Benefits

The public benefits of this proposal include the reuse of the asset in a way that would make it more accessible to the public, by facilitating greater public access and enjoyment of the building and its grounds. It would result in the regeneration of an underused site and secure a viable and ongoing use for a heritage asset at risk. It would create a community asset in the heart of Sherborne, where it would result in economic, environmental and social benefits for the town. It would have cultural benefit in terms of the use of the building for cultural events and exhibitions. There would be public realm benefits in relation to the extensive and well-developed landscaping proposals. These are all public benefits that weight in favour of the scheme.

Taking all of these matters into account, the public benefits of the proposal would cumulatively be sufficient to outweigh the harm that would be caused to the setting of the listed building.

In the opinion of your officers, the application meets the requirements of paragraphs 189, 190, 193, 194, 196 and 200 of the NPPF, in that the less than substantial harm which would result through the proposals, would be outweighed by the public benefits of the scheme.

This conclusion has been reached having regards to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard

to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Conditions are proposed which would secure the precise room by room schedule of works, and a schedule of inspections from the Conservation Officer (including agreed points of progress where inspection of the works to the main house would take place). This would include an agreed set of repair phases, and seek to ensure that the works to the main house, are progressed a phased way, which would be agreed in writing.

17.0 Recommendation GRANT subject to conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan S-1282-01A
Existing Site Plan (Topo) S-1282-02
Existing Site Section AA S-1282-04
Existing Basement Plan S-1282-05B
Existing Ground Floor Plan S-1282-06B
Existing First Floor Plan S-1282-07B
Existing Second Floor Plan S-1282-08B
Existing Roof Plan S-1282-09A
Elevation and Section Key S_1282-10
Existing South and North 2 Elev S-1282-11
Existing South 2 and West Elev S-1282-12
Existing East Elev S-1282-13A
Existing West 2, North, East 2 Elev S-1282-14
Existing Wall Elevation 1 & 2 S-1282-15
Existing Newland Boundary Wall Elev S-1282-16A
Existing Section A-A & B-B S-1282-17
Existing Section C-C, D-D & E-E S-1282-18

Proposed Masterplan PL-1282-101B
Proposed New & Existing Extents PL-1282-102
Previous Planning Approvals PL-1282-103
Proposed Site Plan PL-1282-104B
Proposed Basement Plan PL-1282-105
Proposed Ground Floor Plan PL-1282-106B
Proposed First Floor Plan PL-1282-107E
Proposed Second Floor Plan PL-1282-108F
Proposed Roof Plan PL-1282-109B

Proposed South Elevation PL-1282-201A
Proposed West Elevation PL-1282-202A
Proposed East Elevation PL-1282-203A
Proposed North Elevation PL-1282-204A
Proposed North Weathered Elevation PL-1282-205A
Proposed West Wall Elevation PL-1282-206

Proposed Site Sections PL-1282-301A
Proposed Arts Entrance & West Sections PL-1282-302A
Proposed North Section PL-1282-303A
Proposed Courtyard & East Sections PL-1282-304A

Proposed Green Roof Details PL-1282-401A
Proposed Glazing Details PL-1282-402A
Proposed Copper Roof Details PL-1282-403A
Proposed Basement Stair Wall Detail PL-1282-404

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Works to the Main Georgian House and Tudor and Digby Wings, are to commence no later than the commencement of the superstructure works above damp course level to the extensions shown in beige on the approved plan PL-1282-101B (masterplan).

All works shall proceed in strict accordance with a Room by Room Schedule of Works, which must be provided to and agreed in writing by the Local Planning Authority, prior to the commencement of works to each room. Thereafter, the works must be completed in accordance with details as agreed in each Room by Room Schedule of Works, and each room must be completed to the satisfaction of the Local Planning Authority, prior to first use or occupation of any part of the site.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, in the interests of safeguarding the historic building at risk

- 4: Prior to commencement of the works to the Main Georgian House and Tudor and Digby Wings, the Council's Conservation Officer and the Applicant shall agree to a Schedule of agreed dates/points of progress, for the inspection of the progress of the works, by the Council's Conservation Officer. This Schedule shall include an agreed set of repair phases at which point the progress of the works shall be inspected. Thereafter, works must proceed in accordance with agreed Inspection Schedule, and the Council's Conservation Officer shall be made aware of progress when works each of these agreed phases is reached, to allow inspection by the Council's Conservation Officer. The works must be completed to the satisfaction of the Local Planning Authority, prior to first use or occupation of any part of the site.

Reason: To ensure the restoration of the historic core of the building proceeds in conjunction with the new build elements, to allow progress by the Council's Conservation Officer to be monitored, in the interests of safeguarding the historic building at risk

5. Prior to the erection of new walls as shown on approved plans PL-1282-203A and, PL-1282-202, sample panels measuring at least 1 metre by 1 metres, demonstrating the proposed materials, showing colour, texture, coursing, mortar mix and pointing detail, shall be constructed on site for the inspection and approval in writing of the Local Planning Authority.

Prior to installation of the new superstructure roof, samples of materials for the roof coverings, shall be made available in site for the inspection and approval in writing of the Local Planning Authority.

Construction of the new walls and roofs shall not commence until the samples have been approved in writing by the Local Planning Authority, and thereafter development shall proceed in accordance with the approved details.

Reason: To safeguard the character of the locality in the interests of the appearance of the development, and in the interests of the heritage asset

6. Prior to all repointing or repair to the front roadside wall, and prior to the widening of the eastern entrance, a sample area of wall, measuring at least 1 metre by 1 metres, demonstrating the proposed pointing detail, mortar mix, and replacement brick materials, shall be completed on site for the inspection and approval in writing of the Local Planning Authority. Thereafter, repairs of the wall, and widening of the eastern entrance shall proceed in strict accordance with the approved details.

Reason: To safeguard the character of the locality in the interests of the appearance of the development, and in the interests of the heritage asset

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