

Application Number:	3/20/1725/LB		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	PAMPHILL VC CE FIRST SCHOOL, PAMPHILL, WIMBORNE, BH21 4EE		
Proposal:	Replacement of four windows		
Applicant name:	Dorset Council Assets and Property		
Case Officer:	James Brightman		
Ward Member(s):	Cllr Robin Cook		
Publicity expiry date:	11 February 2021	Officer site visit date:	18/01/2021
Decision due date:	25 November 2020	Ext(s) of time:	15 February 2021

1.0 This application comes to committee as the Council's Assets & Property section is the applicant

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation: as set out in Section 16 at end

The proposal would not harm the character, appearance and historic interest of the designated heritage asset that it affects being the Grade II listed building and there are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable
Scale, design, impact on character and appearance	Acceptable – no adverse visual impact
Impact on amenity	Acceptable – no impact on amenity
Impact on landscape or heritage assets	Acceptable – no adverse impact on landscape or heritage assets
Economic benefits	None

5.0 Description of Site

- 5.1 The application site consists of a small primary school set in a rural location close to Pamphill Green. The main school building is Grade II listed, and the site is within the Pamphill Conservation area and the Green Belt.

Below: Google Earth photo from the south west



- 5.2 The listing description describes the building as:

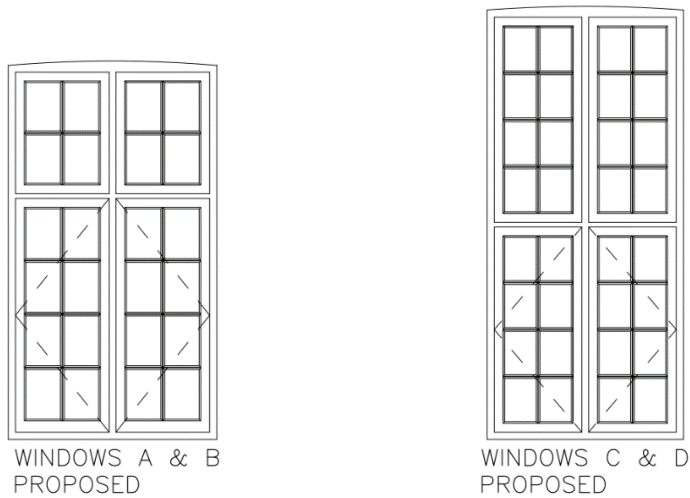
'Built 1698 by Roger Gillingham of the Middle Temple as a school and almshouses, these latter now incorporated in the school. Brick walls, tiled roofs with stone eaves courses and parapets with moulded brick copings. Single storey. Long almshouse range with taller schoolroom block in centre, at right angles, forming a T-shaped plan. Schoolroom has ledged door in classical stone surround with curved broken pediment. Two tall windows with glazing bars each side of this. Above the doorway, an inscribed stone plaque. Gable above this rendered, with blocked circular window. The former almshouse wings each side of the schoolroom each have four ledged doors and four casement windows with lead lights. Flat band above window heads. Various modern additions at rear'.

- Royal Commission on the Historical Monuments of England Monument

6.0 Description of Development

- 6.1 The proposal is to replace 4 of the windows in the building with timber framed windows of similar appearance finished in white with a satin finish. Two single glazed windows are proposed on the front (S) elevation that are positioned either side of the entrance door, and two double glazed windows are proposed in part of the side (W) elevation in a more modern section to the rear of the main building.

Below: Proposed elevations for replacement windows;



7.0 Relevant Planning History

7.1 There have been a number of planning and listed building applications at the site over the last 30 years to include the hall at the rear of the building, internal alterations, boundary fencing and an outside games area. None of these have direct relevance to the current proposal.

8.0 List of Relevant Constraints

- Church of England first school
- Grade: II listed building
- Pamphill Conservation Area.
 - This engages the statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990

9.0 Consultations

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

Consultees

1. DC Conservation Officer

Support subject to a condition to require full joinery details of the replacement windows to be approved.

2. Parish Council - Pamphill & Shapwick Parish Council

No comments have been received

Representations received

No representations have been received.

10.0 Relevant Policies

Christchurch & East Dorset Core Strategy 2014

Policy HE1: Valuing and conserving our historic environment

National Planning Policy Framework (NPPF)

Section 16: Conserving & enhancing the historic environment. In particular paragraphs 189, 195, 197, 199

Other material considerations

East Dorset District Council Supplementary Planning Guidance 09: Pamphill Conservation Area Appraisal – April 2006

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.

The proposal does not result in any disadvantage to persons with protected characteristics.

13.0 Financial benefits

None

14.0 Climate Implications

None of significance

15.0 Planning Assessment

- 15.1 The application is for listed building consent where the impact on the character and appearance of the listed building is for assessment. The replacement of the proposed windows is acceptable in principle and the acceptability of the proposal is to be assessed in respect of whether the design and detailing of the replacement windows would preserve the historic appearance and integrity of this Grade II listed building.
- 15.2 Windows C & D on the front (S) elevation are highly visible in the Conservation area and make a significant contribution to the design and character of the listed building. These windows are of classical proportions (taller than they are wide) with square heads and central mullion and transom and are of historic and architectural interest.
- 15.3 The Council's Conservation Officer advises that these windows are in a poor condition and have been altered in the past. Whilst it is not possible to salvage the existing units, it is important to ensure the design and construction of the new units match the existing windows as close as possible.
- 15.4 Windows C & D are to be slim double glazed units but the generic window details are not acceptable for replacement windows in listed buildings and precise window details are required and these may be obtained by a suitable condition.
- 15.5 The statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in respect of development which affects a listed building or its setting, the local planning authority "*shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses..*"
- 15.5 The proposal would not harm the character and appearance of the designated heritage asset that is the listed building and the proposal would comply with Core Strategy Policy HE1 as it would conserve a heritage asset and its significance, and is also in accordance with paragraphs 189, 195, 197 & 199 of the NPPF.

16.0 Conclusion

16.1 The proposal is acceptable and would not result in any harm to the designated Heritage Asset that is the listed building and approval is recommended.

17.0 Recommendation

Grant, subject to the following 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 works hereby consented shall be carried out in accordance with the following approved plans:

Location Plan

Site Plan

Drawing No. A106: Proposed floor plans

Drawing No. A107: Proposed elevations east & west

Drawing No. A108: Proposed elevations south & north

Drawing No. A109: Proposed window elevations

Reason: To preserve the architectural and historical qualities of the building.

3. Prior to the installation of the replacement windows, specific details of the proposed windows, to include full joinery details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority (LPA). All works shall then be undertaken strictly in accordance with the details as approved, unless minor alterations are agreed in writing by the LPA.

Reason: To maintain the integrity of this historic building

Background Documents:

Case Officer: James Brightman

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.