Site Address: Warblington School, Southleigh Road, Havant, PO9 2RR
Proposal: Hampshire County Council consultation for Listed Building Consent for addition of mechanical ventilation and solar control glazing, and window frame repairs to improve internal classroom environment.
Application No: APP/21/00924 Expiry Date: 06/09/2021
Applicant: Tim Felstead
Hampshire County Council
Agent: Case Officer: Graham Speller
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

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1 Site Description

1.1 The site is occupied by Warblington School, a Grade II Listed building.

1.2 The surrounding area is residential in character.

2 Planning History

98/53510/003 - Construction of a single storey drama space to replace a temporary building, RNO,16/03/1998
94/53510/002 - 3 Classroom extension, PERM,16/05/1994
93/53510/001 - Extension to provide an additional classroom, PERM,07/05/1993
03/53510/004 - Consultation by Hampshire County Council to erect 2.4 metre high weld mesh fencing., RNO,11/09/2003
07/53510/005 - Consultation by HCC for erection of a 53.0m long by 2.4m wide covered walkway to the rear of the main school building., PERM,17/07/2007
10/53510/006 - Hampshire County Council Consultation to construct two synthetic turf pitches (101.5 x 63m) with fourteen 15m high floodlighting columns, 3m and 4.5m high green weldmesh ball stop fencing, 1.2m high spectator viewing areas and associated drainage., PERM,31/03/2010
APP/10/00325 - Hampshire County Council Consultation for re-build of main school buildings; refurbishment of existing technology block; extension of nursery; all with associated external works and car parking. Demolition of existing redundant school buildings., WD,06/07/2010
APP/11/00134 - 3m wide cycle/pedestrian path from Southleigh Road to Hayling Billy Trail, through school grounds/playing field and over a section of Network Rail land, car park extension and fencing to the cycle/pedestrian path., PERM,10/06/2011
APP/13/00733 - Hampshire County Council consultation for sports development including sports hall, MUGA and relocation of pre-school., PERM,29/08/2013
APP/14/00230 - Non-material amendment to Planning Permission APP/11/00134 relating to moving the cycleway south by 1m, and moving the lighting a further metre from the railway lines and the residential properties. , PERM,02/04/2014
APP/16/00710 - Hampshire County Council Application for recladding and reroofing of main school buildings with the addition of a new school's kitchen with minor demolitions of old kitchen., RNO,11/08/2016
APP/17/01143 - Display of non-illuminated community noticeboard cabinet. PERM,10/08/2018
APP/21/00083 - HCC Consultation for window repair and replacement using double

glazed units., WD,07/05/2021
APP/21/00839 - HCC Consultation for addition of mechanical ventilation and solar control glazing, and window frame repairs to improve internal classroom environment (HVE004), Under consideration.,

3 Proposal

3.1 Hampshire County Council consultation for Listed Building Consent for addition of mechanical ventilation and solar control glazing, and window frame repairs to improve internal classroom environment.

3.2 The details of the application have been amended and revised plans submitted for comments.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)

Submission Version Havant Local Plan

E1*	(High quality design)
E13	(Historic environment and heritage asset)

Listed Building Grade: Grade II
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Overview

The buildings in question are grade II listed for the principal reasons as follows:

Architectural interest:

- for its use of the innovative single-storey BAC, and multi-storey BAC II aluminium systems;
- as a rare survivor of a BAC-type secondary school;
- for the characteristic highly-glazed elevations that express the light-weight structure and have distinctive corrugated panels.

Historic Interest:

- as an illustrator of the post-war drive to build new secondary schools for an uprooted and rapidly expanding population, using innovative materials and skills originally developed for military purposes.

Legislative and policy background

In terms of heritage the proposals fall to be assessed against the potential impact of the proposals on a) the setting of The Manor and b) the character and appearance of the conservation area. These considerations need reference to national guidance in the form of the Planning (Listed Buildings and Conservation Areas) Act 199, the NPPF and NPG (National Policy Guidance relating to the Historic Environment).

The Act states that:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

National Planning Policy Framework (NPPF 2021)

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character

and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional68.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Havant Borough Council Local Plan Policies:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its

significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including

where possible positive opportunities to conserve and enjoy heritage assets.

Other guidance:

Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment and Historic England Advice Note 12: Statements of Heritage Significance.

Of particular relevance is guidance contained in Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets published by Historic England. At the local level policy Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Council Window Guidance note
https://cdn.havant.gov.uk/public/documents/Windows%20in%20Listed%20Buildings%20and%20Conservation%20Areas%20Guidance%20Note.pdf

The comments below should be read in conjunction with my previous comments made on the previous consultation to replace the windows with double glazed units APP/21/0083. I have the following to add:

Window frames of top hung windows gain approx. 25% in frame thickness, with the glazing further recessed from the other windows than previously (by nearly double the depth). This would cause a significant visual change across the elevations.

The application documentation gives no detailed information of the look of the ventilation units. To be able to assess the impact this will have on the elevation of the building. A web search would indicate that the window panel would be replaced with a panel of aluminium louvers metal that would result in significance change to the external aesthetic of the building give there are 80 vent units proposed. From reflective glass to matt panel grill giving a more textured to the elevation.

Assessment of harm

The previous scheme for changing of the windows from single glazed to double glazed was assessed as having a level of harm that was in the category of less than substantial. However, the current scheme under consideration which includes the previous changes to double glazing as well as the addition of ventilation units increase the amount of harm further, but still within the category of less than substantial harm.

The NPPF states that there must be clear and convincing justification for the proposed works and that where work is permitted that causes harm that the harm is outweighed by the public benefit of the scheme.

The planning statement sates that the building suffers greatly with solar gain resulting in over heating and that the works are necessary to meet standard of BB101 guidance

on ventilation, thermal comfort and indoor air quality in schools. The guidance makes a number of recommendations for controlling solar gain including:

'by introducing shading and using reflective materials - some examples of the measures which can achieve this, either in isolation or in combination, are:

- *awnings or*
- *internal or external blinds*
- *dense vegetation, eg trees to provide shading*
- *upgrading glazing or using films*
- *overhangs or recesses to windows*
- *reducing unnecessary glazing on the sides of the building receiving the most sunshine*
- *improving the thermal mass of the building by using materials which allow heat to be stored and released at cooler times of the day'*

At present the application has not shown that other alternatives have been fully considered against the aims of the application and they have not been considered in terms of whether they could be less impactful on the listed building. Rather an off the shelf solution has been applied to fix the problem without consideration of other means to reduce it occurring in the first place.

Planning statement 4.3 also mentions external re-decoration and increase in roof space ventilation but no particular details appear online. Also there does not seem to be a west elevation of building B in plans.

REVISED PLANS

I have had a chance to review the details and information now provided. Subject to an Article 27 condition be added to address the colours of the louvres we withdraw our current objection. The narrow Fineo glazing proposed is particularly welcome. This will provide slimmer sightlines, and a reduced front to back dimension. I would consider that this will not alter the historic significance of the building.

Councillor Imogen Payter
No comments received.

Councillor J Branson - St Faiths
No comments received.

Councillor T Pike - St Faith's
No comments received.

Historic England
On the basis of the information available to date, we do not wish to offer any comments although we ask that you consult the Principal Conservation Officer at Havant about the detail of this application.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Principle of development
(ii) Impact upon the heritage asset

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

7.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to 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.

(ii) Impact upon the heritage asset

7.4 Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

“Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest”.

7.5 Policy CS16 states that “Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.”

7.6 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.

7.7 Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to Policy CS11 but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully incorporated into the development proposals.

7.8 In terms of the impact of the proposals on the heritage assets, the conservation officer has provided comprehensive comments, and for brevity, will not be repeated but are set out within the consultation response set out above.

7.9 As noted above, the heritage manager has reviewed the revised details and subject to a condition to address the colours of the louvres withdraws previous objection. In addition, comments that the narrow Fineo glazing proposed is particularly welcome and will provide slimmer sightlines, and a reduced front to back dimension. Concludes that the proposals will not alter the historic significance of the building.

8 Conclusion

8.1 The revised proposals are considered acceptable and therefore the LPA raises no objections to the scheme.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/21/00924 but recommend a condition be added to address the colours of the louvres.