

Listed Building and heritage statement

The application site comprises a primary school with hard surfaced playground.

The site is not in a conservation area but the mobile classroom is near to the school building which is a Grade II listed building.

NPPF Paragraph 196 states

196. 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.

According to the HER the infants school building is Grade 2 listed Entry in register 13709 and 50m of the stone wall 1045641. There are no other heritage assets within 500m of the site. The Building was built in 1899, it has a bell tower visible from the road. (building circled in red below – fig 7).

Most of the Boundary wall to the Trent Boulevard elevation is also listed it is approx. 1.5 high with a 1.1m iron fencing above. Arguably this is therefore considered the most important viewpoint.

The County Council wish to retain the mobile classroom to provide for education of the local primary school population (yellow rectangle – fig 7).

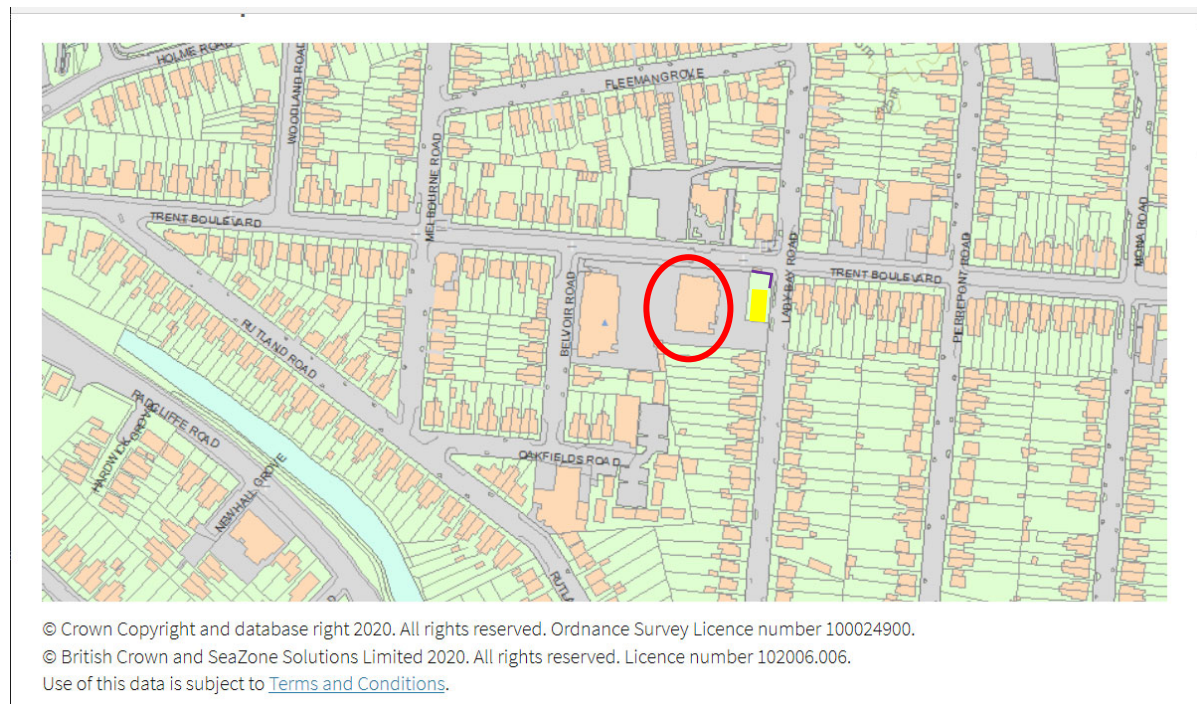


Fig 7 from the Notts HER

The existing mobile the County Council is a necessary part of the school, which being a local school serving the Lady Bay area and in the centre of its catchment is an important public benefit, the school also puts the listed building to good use. The key views of the listing are

the bell tower and frontage (hence listing of part of the wall), the side of the building which has the mobile in front of it is a mixture of styles and extensions much of it not part of the original building, including a flat roof extension and oil tank. The mobile whilst a plain building of a different caricature does at least obscure some of these areas from the main road. The mobile is removable.



View of listed building from play ground showing the varying additions, obscured by the mobile from the road.

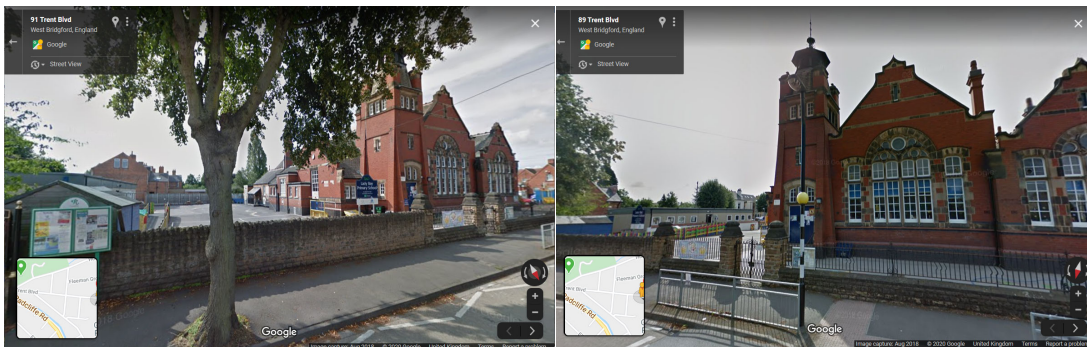


The view from lady Bay Road



This view from the bus stop corner shows the street furniture is more prevalent than the mobile in effecting the setting from the main road Trent Boulevard, the listed wall and building is beyond the tree and bus stop.

The views from Trent Boulevard show the low impact of the building visually from Google street view (unfortunately the Covid-19 lockdown is preventing the provision of photos.)



This application demonstrates the educational and therefore public benefit for the mobile to continue in use and the application ensures that the listed building has a viable use until a future site is found to enable proper education of the children at Foundation level. Notts County Council therefore maintain that potential harm to the listed building would be outweighed by the public benefit of the proposal.