

**Planning
And
Heritage
Statement**

in respect of a planning application
seeking detailed consent for
the removal of a veranda and alterations to the rear elevations to include
replacement windows
to

St. Catherines School
Grove Road
Ventnor
PO38 1TT



CONTENTS

1. Introduction
2. The Proposal
3. Property and Surroundings
4. Planning Policy Context
5. Planning Considerations
6. Conclusion

APPENDICES

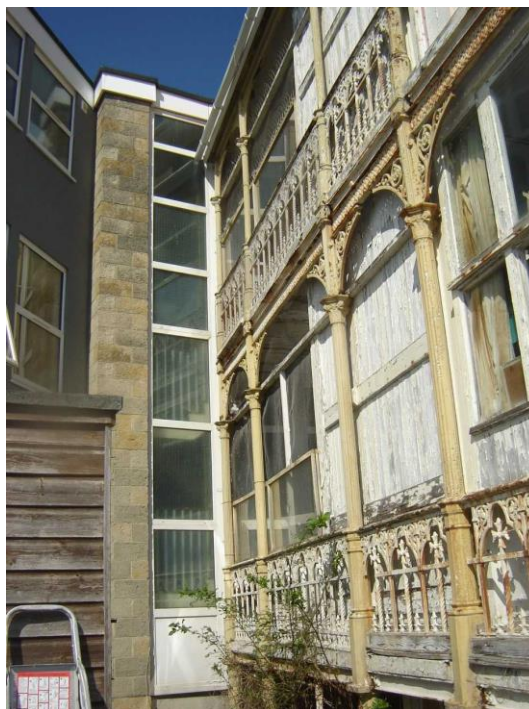
A-Structural report

1. INTRODUCTION

- 1.1 This statement has been prepared to support a detailed planning application, which seeks consent to remove the existing iron veranda and storerooms and make good the rear elevation and install replacement windows. All works affect the rear elevation of this school building.
- 1.2 This application seeks to identify the constraints that may affect the site with a detailed assessment of all the issues.
- 1.3 Any relevant history of the site and locality is explained as a background to the interpretation and implementation of planning policy in this particular area.
- 1.4 Relevant national and local planning policy is referred to and the merits of the application discussed in this context.

2. THE PROPOSAL

- 2.1 This application seeks consent to remove the roofed cast iron veranda which serves three floors to the rear of ancillary school building which is in use as offices and staff room. This is suffering from corrosion and is in very poor condition and now deemed dangerous by the appointed structural engineer.



Photograph of rear elevation (part)



Photograph of south-eastern corner of veranda

- 2.2 A detailed condition report accompanies this application (Appendix A) which concludes that the veranda is an unsafe structure which should be removed at the earliest opportunity. It is recommended that the entire structure be removed as it is beyond economic repair and as it is not essentially required for the functioning of the school, a complete rebuild is unnecessary only adding costs to the school and ongoing maintenance liability.



Existing southern elevation (part)

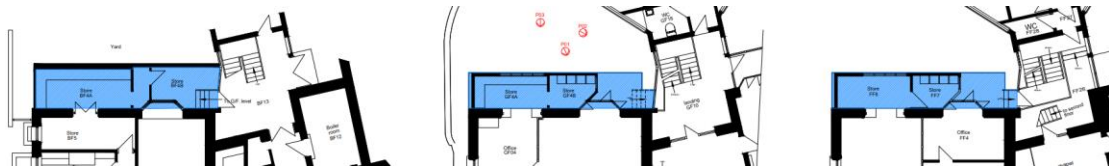
- 2.3 The existing rear elevation comprises a natural stone wall with buff brick detailing, a mix of white timber and upvc windows, vertical timber

boarding and a cast iron veranda with support work under a tiled roof. The veranda itself is not readily accessible or able to be used as intended given that it accommodates timber clad storerooms.

- 2.4 As will be appreciated when comparing the rear elevation (above) with the stripped back rear elevation (below), most of the rear main wall is hidden behind the existing timber clad storerooms. This elevation shows more clearly the changes to the rear facing doors and windows. It should also be noted that the rear main wall has been painted and, in places, tiled over.



Rear wall elevation (exposed)



Existing floorplans of the veranda

- 2.5 Alterations and repair following the removal of the veranda include a new lead cored rolled roof to the reinstated brick and stone bay windows, the main walls made good and rendered with K rend thin coat render finished in antique white to replicate natural stone, the reinstatement of buff brick quoins, the infilling of some secondary door openings and the installation of replacement white upvc windows. The rendered finish would result in a sympathetic and consistent exterior appearance to the rear elevation.

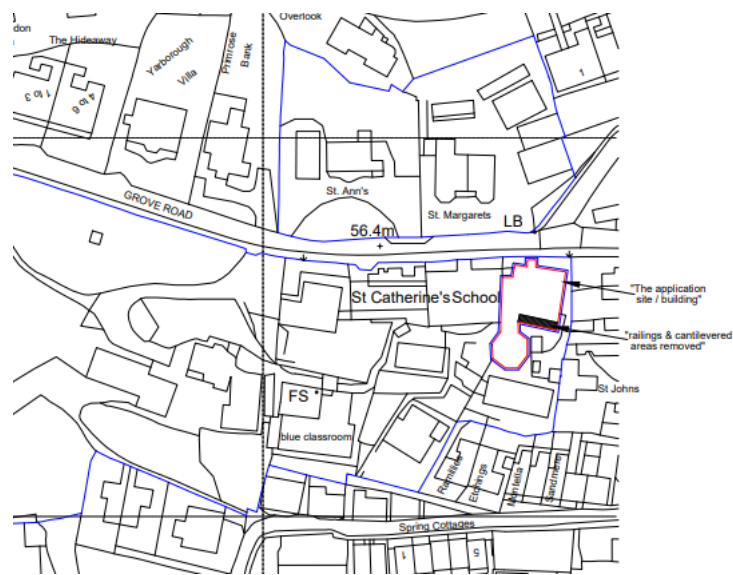


Proposed southern elevation (part)

2.6 The number and size of main windows and bays would be replicated within the amended elevation.

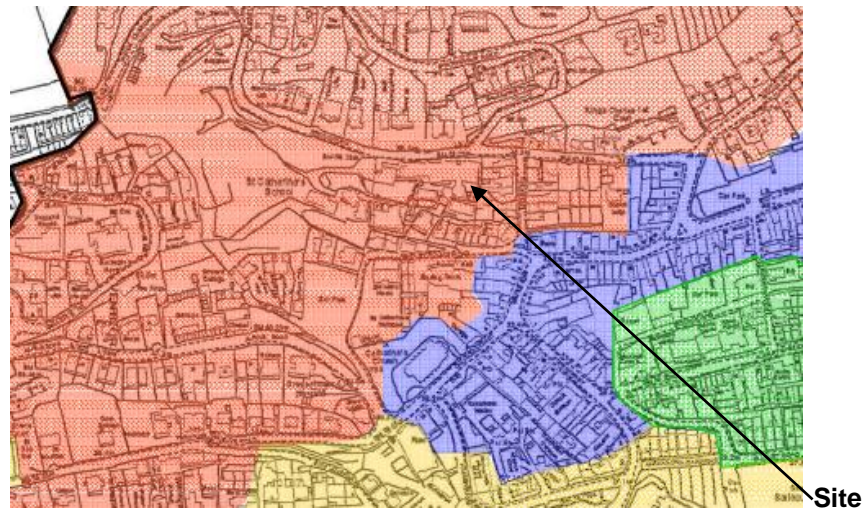
3. THE PREMISES AND SURROUNDINGS

3.1 The school complex is located principally between Grove Road and Marlborough Road with residential properties sited around its southern and eastern boundaries. There are numerous building blocks on site and the application property in question is located in the northeastern corner of the complex fronting Grove Road. The land generally rises to the north.



Location of application property

- 3.2 The application site lies with Ventnor Conservation Area (last amended in April 2006).



Extract from Conservation Character Area Map

- 3.3 The Conservation Area Character Statement identifies the site as lying within the 'Residential Suburban' Character Area (red) which is generally characterised by substantial distinctive properties with large gardens which are set within and against the landscape of the downs and form a backdrop to the lower levels of the town. Buildings are on level terraces or natural platforms between steep slopes which provide green gaps and wedges between buildings. Building sizes vary considerably and are often served by winding roads providing elements of surprise.
- 3.4 There are no nearby Listed Buildings that would be affected by the proposal.
- 3.5 The application site and immediate area do not contain any features of historic interest.
- 3.6 The application property is not listed as a building of architectural importance or of historic interest or locally listed.

4. PLANNING POLICY CONTEXT

- 4.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 4.2 The National Planning Policy Framework was revised in July 2021. This document sets out the Governments objectives for the planning system.

- 4.3 With regards the historic environment, Section 16 (paragraph 197) reminds LPAs when determining applications to ensure that new development makes a positive contribution to local character and distinctiveness. Where development leads 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 (paragraph 202).
- 4.4 The policies of the adopted Isle of Wight Island Plan (March 2012) constitute the statutory Development Plan for the purposes of considering this application.
- 4.5 Policy SP5 (Environment) supports proposals that protect, conserve, or enhance the Island's natural and historic environments.
- 4.6 Policy DM2 (Design Quality for New Development) seeks appropriate design quality to protect, conserve and enhance the existing environment whilst allowing changes to take place.
- 4.7 Policy DM11 (Historic and Built Environment) supports proposals which positively conserve and enhance the special character of the Islands historic and built environment.
- 4.8 The Draft Island Planning Strategy Consultation has been published for public consultation which ran until 25 February 2019. However, given its very early stage in the adoption process, little weight can be attached to this emerging document at present.

5. PLANNING CONSIDERATIONS

- 5.1 The principal planning consideration are firstly, the effect of the proposed alterations on the character and appearance of the host building and the Conservation Area itself and secondly, the impact on the amenities of any adjacent residential occupiers.

Impact on Conservation Area

- 5.2 There is no fundamental change to the massing of the existing building with the removal of the veranda and repair and making good. This work on the rear elevation of the building will not be readily visible within the locality given its rear wall location and the proximity of other buildings surrounding the property.
- 5.3 The new finish will seek to replicate the stone finish to the building with the use of a matching colour (antique white) to the render and remove the inconsistent finishes that are currently in situ on the rear wall.

- 5.4 The works can be seen as improving the external rear appearance of the existing rather tired looking building, thereby contributing positively to the character and appearance of the Conservation Area. The removal of the entire veranda, which serves no useful purpose, provides an opportunity to open up the rear elevation thereby exposing the feature bay windows, which are currently partly hidden from view by timber clad storage buildings in poor condition, which are themselves not a visually attractive feature.

Impact on Residential Amenity

- 5.5 The proposal results in a reduction in footprint of the build on site, with the number of windows remaining unaltered. Thus, the works and alterations proposed will have no adverse implications in terms of the amenities of adjacent residential occupiers.
- 5.6 The building is used as ancillary offices, storerooms, and staffroom with no pupil accommodation.

Other matters

- 5.7 As the footprint of the building is reduced there are no consequences for either pedestrian or vehicular access arrangements throughout the site.

6. CONCLUSION

- 6.1 The Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty upon the Local Planning Authority to have special regard to the desirability of preserving listed buildings and their settings, and also to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (where relevant), meaning considerable importance and weight must be given to these heritage issues when striking the planning balance. The NPPF is clear that great weight should be given to conserving designated heritage assets irrespective of the level of harm and if there is substantial harm to, or total loss of the significance of a designated asset, then permission should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the applicant can meet a series of tests designed to show the building has no other viable use. Where there would be less than substantial harm to a designated heritage asset, as is the case here, this should be weighed against the proposal's public benefits, including, where appropriate, securing its optimum viable use.

- 6.2 The proposed works will not result in any material adverse visual impact on the quality or character of the Conservation Area. The scheme attempts to replicate the principal stone finish of the host property in the choice of a painted render finish. It lies within a discrete location and given that the replacement window units would be close in appearance to the original openings, the alterations and their associated visual impact will not be readily discernible. The works are deemed to comply with Policies DM2 and DM11 of the Core Strategy.
- 6.3 It follows that the works themselves will not harm the special character of the Conservation Area or nearby residential occupiers and will allow its continued upgrade and ensure its active occupation for the foreseeable future maintaining its optimal use and providing clear public benefit outweighing any 'less than substantial harm' assessment, thereby meeting the test within the NPPF.
- 6.4 The proposal complies with both national and local planning policy in upgrading the existing structure with a sympathetic and carefully designed scheme.