

Appendix B: Pre-application Response.  
December 2023

Mr Jon Taylor  
c/o Mr Rob Green  
Arrol And Snell Ltd  
St Mary's Hall  
St Mary's Court  
Shrewsbury  
Shropshire  
SY1 1EG

Date: 12th October 2023

Our Ref: PREAPP/23/00639

Your Ref:

Dear Mr Rob Green

## TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING REFERENCE:** PREAPP/23/00639

**PROPOSAL:** Provide an entrance to the site for pupils and visitors

**LOCATION:** The School House, Shrewsbury School, Ashton Road, Shrewsbury, Shropshire.

**OUTCOME:** Option 1 - Acceptable in Principle

Thank you for your recent request for advice on the above proposal prior to submitting a planning application. I have considered your proposal and can provide the following guidance in relation to a follow-on application: -

Following a site visit and assessment of the building, and subject to provision of documents as requested in this report, option 1 as presented in this enquiry would be the preferred option and therefore acceptable in principle.

### Conservation Team comments

The proposal affects a grade II listed building that lies within the Shrewsbury Conservation Area (Kingsland Special Character Area). The existing listed building dates from 1882 and is constructed in red brick with a hipped slate roof. The Shrewsbury School site/campus consists of a composition of listed buildings, where there is communal significance and relationships between the relevant listed buildings that contribute to the special interest of this part of the conservation area.

Having consulted the submitted Design and Access Statement, two potential options are presented. Both options shall have some impact with regards to character and appearance, setting along with the existing fabric of the building. A site visit shall take place in order to discuss the respective merits of each potential option, one which is contemporary and the other traditional, using matching materials, where hopefully a potential solution may be possible.



As part of any forthcoming planning and Listed Building Consent application, a Heritage Impact Assessment (HIA) should be submitted in order to demonstrate that the proposal would not have a detrimental impact upon the existing significance of the listed building, in accordance with paragraphs 194-195 of the NPPF, Historic England guidance HEAN12 and policy MD13 of SAMDev.

These comments supplement those previously submitted on 26/09/2023 and following a site visit in order to discuss and review the proposed two options. Having considered the existing site and the existing fabric, option 1 would be the preference over the other, where whilst it is acknowledged that some existing historic fabric would be removed, it is considered that the existing bay window consists of relatively later fabric that has suffered from some poor repairs and a very deep and unrefined cornice detail. Also given that the proposal affects a more ancillary side/rear wing, then its character and appearance would not be impacted detrimentally, along with lesser significant fabric. The proposed contemporary design is generally supported and should improve the legibility of having a more welcoming entrance, where it provides an opportunity to enhance the immediate setting of the listed building, by improved landscaping including removal of the existing incongruous tarmac and using soft planting, including trees that can line the view leading up the entrance.

#### Trees

With the presence of nearby trees, any future application should be informed and accompanied by a Tree Report and Arboricultural Impact Assessment, undertaken by a competent arborist in accordance with BS5837: 2012. "Trees in relation to Design, Demolition and Construction recommendations for tree protection'.

This advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a formal planning application I would recommend that this advice is considered. However, this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website, Planning pages.

Yours sincerely,

*Didi Kizito*

Didi Kizito

Planning Officer

Northern Team

Shropshire Council, [planning.northern@shropshire.gov.uk](mailto:planning.northern@shropshire.gov.uk) - 01743 258940