

Delegated Report

Planning Ref: 24/00582/FUL

Applicant: Dixie Grammar School

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Dixie Grammar School Market Place Market Bosworth

Proposal: Internal alterations to former bank and single storey glazed link including associated external alterations.

Recommendations

1.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

Planning application description

- 2.1. Planning permission is sought for internal alterations to former bank and single storey glazed link including associated external alterations at the Dixie Grammar School in Market Bosworth.
- 2.2. The proposal also seeks to provide internal alterations to the Former Bank [Now School] to provide a main school reception & administration department relocating the existing music rooms to various other parts of the school.
- 2.3. Currently there isn't a specific entrance and exit into the school due to the island setting. The proposals seek to rectify this with a main entrance/reception to the building for visitors and a separate main entrance for pupils. Currently the management & administration teams are located across the three sites. The proposals seek to rectify this with a central administration office within the proposals. Currently the Former Bank comprises of music-rooms linked to the main school via a courtyard access from the Former School. This requires students to exit the main school buildings via the courtyard into the Former Bank [Now School]. The courtyard currently is utilised as an access into the school for students, visitors, staff etc. due to the main school reception being located within the Former School.
- 2.4. The proposal seeks to introduce a main school student access within the courtyard [currently utilised as an access] with the introduction of a glazed link between the buildings forming a link and entrance. The link would be a square plan steel framed structure infilled with glazing and fixed to the respective brick and stone masonry of both buildings.
- 2.5. The link would be approx. 3.8m across and have an overall flat roof height of 3.8m with fenestration at front and rear with an overall floor space of 12sqm. Proposed materials would be glazing and PPC Aluminium Anthracite grey. A single ply membrane flat roof is proposed. Doors would be PPC Aluminium and glazed.
- 2.6. Opening hours are 07:30 to 18:00 Monday to Friday only.

3.0 Description of the site and surrounding area

- 3.1. The application site forms part of the grounds of The Dixie Grammar School and both Grade II Listed Buildings are located off Station Road in the centre of Market Bosworth. The Dixie Grammar School is a selective 3-18 coeducational independent school set in three sites around Market Bosworth. The three sites are The Dixie Grammar Junior School off Bosworth Road [west of Market Bosworth],

The Dixie Grammar School [centre of Market Bosworth] and The Dixie Grammar School Sports Ground [north of Market Bosworth].

- 3.2. The school is centred upon The Dixie Grammar School to the centre of Market Bosworth. The school is an island development surrounded by roads, Station Road & Back Lane. Within the grounds of The Dixie Grammar School there are a substantial number of buildings with the focus being on Former School & Former Bank [Now School] visible off Station Road. The various buildings within the school vary in size, location and style with some being timber-framed cabins, however most are brick-built.
- 3.3. The main school building dates from 1828. It is constructed in limestone ashlar with plain tiled roof and has considerable architectural adornment to its elevations. It occupies a corner position within the south-east section of the wider school site and is a prominent feature within the street scene of Station Road, Market Place and Back Lane. The special historic and architectural interest of the building is clearly evident and due to this it also contributes positively to the character and appearance, and thus significance, of the Market Bosworth Conservation Area.
- 3.4. The remainder of the school site consists of an eclectic mix of buildings, including the school masters house (constructed at the same time as the school in 1828 and also of some architectural interest) and then more functional development to serve the operation of the school constructed at various times during the 20th century. The interior of the school site is largely hidden due to the presence of built form and high perimeter brick walls along Station Road and Back Lane.

Relevant planning history

03/01410/FUL

- ERECTION OF FENCING AND GATES
- Permission
- 09.02.2004

05/00253/FUL

- STORAGE EXTENSION TO EXISTING TOILET BLOCK
- Permission
- 05.05.2005

07/01474/FUL

- ERECTION OF GROUNDSMAN'S STORE
- Permission
- 11.02.2008

14/00701/FUL

- Formation of new doorway
- Permission
- 23.09.2014

17/00447/FUL

- Conversion of barn to music room and single storey extension
- Permission

- 03.07.2017

19/00446/FUL

- Erection of gates off Back Lane
- Permission
- 20.06.2019

Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. A site notice was also posted within the vicinity of the site.
- 5.3. A notice was displayed in the local press.
- 5.4. No representations from the public have been received.

Consultation

- 6.1. Market Bosworth Parish Council have no objection.
- 6.2. Market Bosworth Society made comments in support of the Planning Application.
- 6.3. HBBC Conservation Officer has no objections.
- 6.4. LCC Children and Young People's Services was consulted and did not provide comment.
- 6.5. The Georgian Group was consulted and did not provide comment.
- 6.6. The Society for the Protection of Ancient Buildings was consulted and did not provide comment.
- 6.7. The Bosworth Vision Planning Group was consulted and did not provide comment.

Policy

- 7.1. Market Bosworth Neighbourhood Plan 2014-2026
 - POLICY CE1: Character and Environment
- 7.2. Core Strategy (2009)
 - Policy 11: Key Rural Centres Stand Alone
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM17: Highway Design
 - Policy DM18: Vehicle Parking Standards
 - Policy DM25: Community Facilities
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)

Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Assessment against Strategic planning policies

8.2 The proposal is located within the settlement boundary of Market Bosworth and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

8.3 Educational facilities are identified as a community facility within Paragraph 17.4 of Policy DM25 of the SADMP. Policy DM25 of the SADMP states that the Council will resist the loss of community facilities including ancillary areas.

8.4 The application site is within the settlement boundary of Market Bosworth and the proposal is for internal alterations to former bank and single storey glazed link including associated external alterations. The site is within the district centre of Market Bosworth. National policy seeks to promote a strong rural economy through the retention and development of local services and shops. It also requires Local Plans to recognise town centres as the heart of their communities and define a network and hierarchy of centres. The building is to continue as a community facility but access would now be improved. It is considered the proposal complies with this policy.

8.5 The development provides improved access to an existing community facility within the identified settlement boundary of a Key Rural Stand Alone Centre. By virtue of these factors, the development is considered acceptable in principle, subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of the report.

8.6 The proposed development is considered acceptable in principle.

Design and impact upon the character of the Conservation area

8.7 Policy DM10 of the SADMP seeks to ensure that developments would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.8 Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

8.9 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses.

- 8.10 Section 16 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. Paragraphs 200-204 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.11 Policy 11 of the Core Strategy seeks to support the local services in Market Bosworth and maintain rural population levels. This requires new developments to respect the character and appearance of the Market Bosworth Conservation Area by incorporating locally distinctive features of the conservation area into the development.
- 8.12 Character Area C of the Market Bosworth Neighbourhood Development Plan is given an Education designation and forms the educational focus of Market Bosworth. Character Area C consists of the following: St Peter's C of E Primary Academy; The Market Bosworth School (a Secondary School); The Dixie Grammar School; Sports and playing fields.
- 8.13 The land uses within Character Area C have the defined character of: Mown and well kept playing fields, largely enclosed by boundary trees; Large educational buildings surrounded by hard surfacing; Outdoor sporting apparatus including floodlighting.
- 8.14 The Conservation Officer was consulted and his comments were:

'The proposal seeks to make internal alterations to the former bank to provide additional access arrangements for the wider school site, with the former banking hall subdivided to create a secure entrance lobby behind the existing doors on the front elevation, a reception and waiting area, and an office for the facilities manager. The proposed works are considered to be justified as to provide fit for purpose access arrangements that comply with relevant regulations and the requirements of the school. The proposed partition walls to subdivide the spaces on the ground floor are positioned along existing bulkheads as to avoid adverse physical impacts upon the decorative cornicing, and all other existing decorative features along the walls are barely affected. The new partition walls will have the same moulding and panelling detailing as existing walls to provide a continuity to the internal appearance of the spaces. Despite a slight reduction in the volume of the former banking hall space due to the positions of the partition walls, the main reception and waiting room area will retain a sense of volume and the original use of the space will remain discernible. For the above reasons it is considered that the internal works proposed to the former bank are compatible with its significance as a listed building.

The second aspect of the proposal is for the erection of a glazed structure within the passageway to provide an entrance lobby linking both buildings. The link would be a square plan steel framed structure infilled with glazing and fixed to the respective brick and stone masonry of both buildings.

The siting of the link is clearly dictated by the position of the existing doors to both buildings, but this positioning away from the front building line of both buildings, accompanied with its conservative and practicable scale, ensures that the link would not have an excessive or overbearing visual impact when viewed from the street scene on Market Place and Station Road. The siting of the link has also been carefully considered as to avoid adverse impacts upon any features of architectural interest on the side elevations (such as door surrounds), with the fixing into the masonry have no more than a negligible, and not adverse, physical impact upon the

fabric of both buildings. Due to the use of a steel frame and large amounts of glazing, the link building would have a contemporary appearance and materiality, which contrasts from the historic character of the two flanking buildings, ensuring that the new structure does not compete with their architectural interest and clearly being read as a practical modern design intervention. The heavily glazed front and rear elevations of the link would also allow for views through the lobby link and the visual sense of separation between the two buildings to remain. Immediately adjacent to the front elevation of the link the cobbles would need to be replaced with flagstones to allow for the physical installation of the link, but the historic character of the floorscape within the courtyard would clearly remain with this minor alteration.

Summary

The proposed internal works to the grade II listed building the former bank are appropriately specified and compatible with its significance. The proposed link between the former bank and the grade II listed building the Dixie Grammar School are of an appropriate scale, siting and appearance as to be compatible with the significance of both listed buildings and their setting, with the link building and associated minor landscaping works also preserving the character and appearance and thus significance of the Market Bosworth Conservation Area. Consequently, the proposal would comply with Policies DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duties of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990'

- 8.15 For the above reasons it is considered that the proposed link and internal alterations are compatible with the significance of the listed buildings and their setting and would preserve the character and appearance and thus significance of the Market Bosworth Conservation Area.
- 8.16 The proposed development would retain the character of this character area through its siting, which helps to retain the defining feature of large educational buildings surrounded by hard surfacing. The proposed link is a very modest increase in scale and mass, and due to its position, set back from the streetscene, the visual impact from this increase is considered negligible and will not adversely impact the significance of the listed main school building or the wider conservation area. The heavily glazed front and rear elevations of the link would also allow for views through the lobby link and the visual sense of separation between the two buildings to remain. The construction materials are also largely functional in nature and appearance but are not considered to result in a building that would be out of character for the context of the school site or the wider area.
- 8.17 Consequently it is considered that the proposal will have no particular adverse effect on their wider setting and so the proposal will be compatible with the significance of the Grade II Listed buildings being linked by the proposal and will preserve the significance of the Market Bosworth Conservation Area. The proposal therefore complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.18 By virtue of the scale, siting, and design of the proposed development, it is considered that the proposed development would be in general accordance with Policy DM10 of the SADMP in regard to design and impact upon the character of the area.

Impact upon neighbouring residential amenity

- 8.19 Policy DM10 of the SADMP seeks to ensure that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion.
- 8.20 The proposed siting of the new link is between 2 buildings associated with the Dixie Grammar School site, and approx. 40m from the nearest residential dwelling on Station Road. The proposed link is setback from the front elevation & is bound on both sides by larger school buildings. The link will help contain the voices of students as they go from one building to the other. As such there would be no further impacts to the amenity of neighbouring residents.
- 8.21 As a result of the suitable siting and design of the proposed link, it is not considered that there would be any significant adverse impact to the amenity of nearby residents. Consequently it is considered that the development is in accordance with Policy DM10 of the SADMP in regard to impact upon neighbouring amenity

Highways

- 8.22 Policy DM17 of the SADMP sets out that proposals will be supported where they demonstrate that there would not be a significant adverse impact upon highway safety
- 8.23 Policy DM18 of the SADMP requires proposed developments to provide an appropriate level of parking provision.
- 8.24 The planning application does not propose any alternative vehicle access arrangements and therefore the highways situation will remain as per the current situation. As the proposed development is for a link and internal modifications only there will be no increase in the number of staff or pupils in attendance at the school and therefore there will be no increased pressure for parking at the site.
- 8.25 Consequently, it can be considered that the proposed development would not have any significant adverse impact upon highway safety, and that the school can provide an adequate level of parking for the proposed development. Therefore this application is in accordance with Policies DM17 and DM18 of the SADMP.

9.0 Equality implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Conclusion

- 10.1. The application site is located within the settlement boundary of Market Bosworth where the presumption in favour of sustainable development applies. This is set out in Policy DM1 of the SADMP and Paragraph 11 of the NPPF.
- 10.2. It is considered that the proposed is of an appropriate scale, siting and appearance as to be compatible with the significance of both listed buildings and their setting, with the link building and associated minor landscaping works also preserving the character and appearance and thus significance of the Market Bosworth Conservation Area . Furthermore there is not considered to be any significant adverse impacts to the amenity of neighbouring occupants, or highway safety.
- 10.3. The proposal therefore complies with Policies DM10, DM11, DM12, DM17, DM18 of the SADMP, section 16 of the NPPF and the statutory duties of Sections 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore the recommendation is to approve subject to the following conditions.

Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 **Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Location Plan Drg No. 177_PL-01 received 13.06.2024
Proposed Site Plan Drg No. 177_PL-08 received 13.06.2024
Proposed Floor Plans Drg No. 177_PL-09 received 13.06.2024
Proposed Elevations Drg No. 177_PL-10 received 13.06.2024
Proposed Elevations Drg No. 177_PL-11 received 13.06.2024
Proposed Internal Elevations Drg No. 177_PL-12 received 13.06.2024
Proposed Internal Elevations Drg No. 177_PL-13 received 13.06.2024
Proposed Internal Elevations Drg No. 177_PL-14 received 13.06.2024
Proposed Entrance Details Drg No. 177_PL-15 received 13.06.2024
Application form received 13.06.2024

Design and Access and Heritage Statement received 13.06.2024

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved proposed plan received on 13.06.2024.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 **Notes to applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.