

Agenda Item 95.

Application Number	Expiry Date	Parish	Ward
223603	21 March 2023	Wokingham Town	Wescott;

Applicant	Wokingham Borough Council
Site Address	St Crispin's School, London Road, Wokingham, RG40 1SS
Proposal	Full application for the proposed erection of a single storey extension to the existing dining hall and a two-storey extension to the existing Sixth Form block to provide 8 no. new classrooms, plus a new canopy to the front entrance and a services and bin store, following demolition of the existing services and bin store.
Type	Full
Officer	Joanna Carter
Reason for determination by committee	Major application Applicant is the Borough Council and the approval would give rise to employment of more staff and increase in pupil numbers

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 March 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives

SUMMARY

The application relates to an existing Grade II listed secondary school which is proposed to be extended to address the shortfall in secondary school places as of September 2023. The application was put forward as part of the Council's strategy to address this shortfall by extending three existing schools.

It is acknowledged that the proposal would result in harm to the heritage asset, however the National Planning Policy Framework (NPPF) requires that Members balance this harm against the public benefits the proposal would bring. In their consideration, Members need to have special regard to the desirability of preserving the features of special architectural or historic interest the heritage asset possesses. The NPPF also requires decision makers to give great weight to the need to create or expand schools. In officers' view, the combined public benefits (which comprise social, environmental and economic benefits) that are provided by the scheme would outweigh the harm to the heritage asset.

Whilst some conflict with the development plan policies relating to heritage assets has been identified, given that the identified harm to heritage asset is outweighed by public benefits associated with the scheme, it is considered that the principle of development of the school accords with the policies of the Local Plan taken as a whole, and that there are no material considerations that indicate the application should be refused.

RELEVANT PLANNING HISTORY

App No.	Description	Decision/Date
TP 284	Erection of school	Approved 18 May 1951
S/5/1960	Unit for 20 children	Approved 13 July 1960
S/20/1970	Eight class junior school	Approved 26 November 1970
S/4/1971	Erection of 7 unit and 4-unit terrapins	Approved 14 May 1971

S/17/1972	Addition of teaching lab	Approved 3 January 1973
S/8/1973	3 holder classrooms	Approved 22 June 1973
S/10/1973	Temporary access from London Road	Approved 16 August 1973
01967	Caravan for careers interviews (temp)	Approved 20 February 1975
03157	Sports complex (outline)	Approved 5 December 1975
03188	Extensions to school buildings (outline)	Unknown
03776	Science and maths block	Approved 2 July 1976
04278	Sports complex	Approved 15 April 1976
07680	Caravan for careers interviews (temp)	Approved 16 February 1978
08638	Playground at sports centre (temp)	Approved 6 July 1978
09371	Caravan for careers interviews (temp)	Approved 26 October 1978
10665	Covered playground area	Approved 4 May 1979
11667	Floodlights for hardcourt area for commercial use	Approved 27 September 1979
14726	Mobile home for caretaker during building operations	Approved 15 January 1981
15965	Playground at sports centre (temp)	Approved 30 July 1981
17701	Roof over storage area of sports complex	Approved 1 July 1982
19968	Non illuminated signage	Approved 25 August 1983
21761	Extension to sports centre	Approved 28 June 1984
29155	Extension to day centre and parking	Approved 22 March 1988
36226	Skateboard ramps (temp)	Approved 1 August 1992
43226	Skateboard ramps	Approved 12 September 1994
FP/1995/3750	Refurbishment of shower areas	Approved 8 August 1995
A/1996/63386	School signage	Approved 30 April 1996
LA/1996/ 63973	Replacement of school signage	Approved 10 July 1996
FP/1999/8872	Refurbishment and conversion of squash court area	Approved 26 July 1999
A/1999/70776	Wall mounted illuminated signage	Approved 25 January 2000
F/2001/4707	Air conditioning plant	Approved 12 January 2004
LB/2001/5207	Three single storey classrooms, toilets and link to main building	Approved 30 January 2002
F/2001/5208		Approved 30 January 2002
LB/2002/8264	New building with four classrooms	Approved 16 January 2004
F/2002/8265	Sixth form block with classrooms and toilets	Approved 12 November 2003
F/2005/4340	Demolition of 65 Seaford Road and erection of three flat buildings comprising a total of 25 flats	Approved 29 June 2005
F/2007/1158	Changes to parking, widening of access and cycle storage	Approved 20 June 2007
F/2008/0198	Marquee shelter to dining hall	Approved 16 May 2008
LB/2008/1501	Widen access door and internal fire works to tower building	Approved 18 August 2008
LB/2009/1352	Window replacements of tower building	Refused 25 August 2008
F/2009/2313	Modular classroom (temp for 5 years)	Approved 4 February 2010
LB/2010/0430	Window replacements of tower building	Approved 13 April 2010
F/2011/1920	Two storey science building	Approved 4 January 2012
NMT/2012/1072	Nonmaterial amendment to F/2011/1920 to allow flues and relocation of solar panels	Approved 6 June 2012

VAR/2012/ 1553	Variation of F/2011/1920 to extend hours of use of MUGA pitch	Approved 21 November 2012
VAR/2012/ 0271	Variation of F/2011/1920 to vary location of MUGA pitch	Approved 18 April 2012
LB/2013/1893	Heritage blue plaque to building	Approved 5 November 2013
F/2015/1257 160421	Photovoltaics to roof of science block Two storey sixth form block, new staff parking area, new MUGA and use of existing sixth form building as autism unit	Approved 16 August 2015 Approved 26 May 2016
162717	Nonmaterial amendment to 160421 (relocation of building by 3m)	Approved 21 October 2016
163330	Nonmaterial amendment to 160421 (change of discharge of conditions)	Approved 23 December 2016
170375	Nonmaterial amendment to 160421 (changes to fenestration)	Approved 4 April 2017
211098	Tensile canopy to sixth form wellbeing area (CLE)	Refused 25 May 2021
212664	Temporary retention of modular classroom for 5 years (retrospective)	Approved 3 August 2022
220570	Two storey modular classroom comprising four classrooms and offices	Approved 13 May 2022
220678	Two storey modular unit for changing facilities (temporary for two years)	Approved 3 May 2022

DEVELOPMENT INFORMATION

Existing number of pupils	1,383
Proposed number of pupils	1,562 (+179 pupils)
Existing number of teaching staff (FTE)	148
Proposed number of teaching staff (FTE)	171 (+23 staff)
Existing parking spaces	127
Proposed parking spaces	132 (+5 spaces)
Existing floorspace	11,374m ²
Proposed additional floorspace	12,618m ² (+1,244m ²)

CONSTRAINTS

Major Development Location
WBC-owned school campus
Green Route (London Road)
Flood zone 1
Non classified road
AWE consultation zone (special case zone)
5 x veteran trees to main entrance drive
Listed Building (Grade II listed St Crispin's School building)
Heathrow Aerodrome Consultation Zone
Bat Roost Habitat Suitability
Nitrate vulnerable zone (Emm Brook)
Thames Basin Heaths Special Protection Area (5km zone)
Classified Road (London Road)

CONSULTATION RESPONSES	
Crime Prevention Design Advisor Historic England	No response received. Historic England confirmed that the application does not meet Historic England's notification or consultation criteria.
Royal Berkshire Fire & Rescue	No comments offered other than general comments relating to Building Regulations and specific requirements of the service that exceed the requirements set out in Building Regulations.
South East Water	No response received.
Thames Water	No objection.
WBC Built Heritage	Objection on the grounds of the impact on the designated heritage asset [<i>Officer comment: please refer to Appendix 2 and to sections 21 to 41 of this report where the impact on the designated heritage asset is considered in more detail.</i>]
WBC Cleaner & Greener	No response received.
WBC Ecology	No objection, subject to conditions.
WBC Education	No response received.
WBC Employment and Skills Plan	No objection, subject to conditions.
WBC Environmental Health	No objection
WBC Flood & Drainage	No objection.
WBC Growth & Delivery (Policy)	No response received.
WBC Health & Wellbeing	No response received.
WBC Highways	No objection, subject to conditions.
WBC Landscape & Trees	No objection, subject to conditions.
WBC Property Services	No response received.

REPRESENTATIONS

Wokingham Town Council: No comments received.

Local Members: No comments received.

Neighbours: No comments received.

20th Century Society: The proposal should be refused on grounds of the significant impact on the significance of the heritage asset. [*Officer comment: the impact on heritage asset is considered in paragraphs 21 to 41 of the report*]

PLANNING POLICY

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

Core Strategy (CS)

- CP1 – Sustainable Development
- CP2 – Inclusive Communities
- CP3 – General Principles for Development
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP9 – Scale and Location of Development Proposals

MDD Local Plan (MDD)

- CC01 – Presumption in Favour of Sustainable Development
- CC03 – Green Infrastructure, Trees and Landscaping
- CC04 – Sustainable Design and Construction
- CC05 – Renewable Energy and Decentralised Energy Networks
- CC06 – Noise
- CC07 – Parking
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage
- TB04 – Development in the Vicinity of the Atomic Weapons Establishment
- TB08 – Open Space, Sport and Recreational Facilities Standards
- TB12 – Employment and Skills Plan
- TB21 – Landscape Character
- TB23 – Biodiversity and Development
- TB24 – Designated Heritage Assets

Other

- Borough Design Guide Supplementary Planning Document (2012)
- Living Streets A Highways Design Guide (2019)
- Sustainable Design and Construction Supplementary Planning Document (2010)
- Sustainable Drainage Systems (SuDS) Strategy (2017)
- Wokingham Open Space, Sports and Recreation Strategy (2013)

PLANNING ISSUES

Description of Development and Site

1. The application site relates to St Crispin's school in Wokingham located south of London Road. The proposal is brought forward to accommodate additional pupils and teaching cadre, and to improve existing facilities. More specifically, the proposed development comprises the following:
 - i) A two-storey extension to the western side of the 6th form building. The extension would comprise a plant room, offices, toilets and classrooms. On ground floor level there would be two classrooms, a study area and a larger classroom which could be divided into two smaller classrooms through the use of sliding & folding partitioning wall. On the first-floor level there would be four further classrooms and a study area.
 - ii) A single-storey extension incorporating a lantern roof to the south of the existing dining hall to create an expanded dining area.
 - iii) An entrance canopy to the front of the building facing London Road.

- iv) A re-built bin store north of the northern elevation of the building, west of the main entrance.
2. The proposal is sited within the grounds of a 1953 School building that is a Grade II listed due to its early demonstration of the way prefabrication techniques could be applied to multi-storey buildings.

Principle of Development

School Expansion

3. The National Planning Policy Framework ('NPPF') has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 *Presumption in Favour of Sustainable Development* of the Managing Development Delivery Local Plan ('MDD LP') states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.
4. Paragraph 95 of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. It also states that Local Planning Authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. It goes on to state that **great weight** should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
5. Paragraph 93 of the NPPF requires that planning decision should ensure that established services "*are able to develop and modernise, and are retained for the benefit of community*".
6. The site is located within a major development location and as such the principle of development is acceptable, providing that it complies with the principles stated in the Core Strategy. Policy CP2 *Inclusive Communities* of the Core Strategy aims to ensure that new development contributes to the formation of sustainable and inclusive communities through the provision of community facilities (including development for education), and that the requirements of children are addressed.
7. The Council has a statutory duty to ensure that there are sufficient secondary school places in the borough. There is an urgent need to increase the secondary school capacity in Wokingham Borough to meet the needs of children coming through from the primary sector. The Wokingham Borough Secondary School Strategy identified that 539 additional secondary school places would be required between 2022 and 2027/28. By creating capacity for additional 179 pupils the proposal would play a fundamental role in addressing approximately a third of the identified deficit in Year 7 places, and as such it would represent a **significant public benefit**.
8. The proposal to expand capacity at St Crispin's school forms part of the Council's strategy to pursue expansion at three schools. The other two schools are the Emmbrook School and the Piggott School, both of which are currently in planning application process (applications 223604 and 223613 respectively). Some additional spaces that are projected to be required would be delivered at other schools. As outlined by WBC's Places & People Team, the Council's analysis of the sufficiency of places identified that the demand for additional places would revert to then current

levels within a decade. Therefore, the appropriate response was to increase capacity at existing schools (as opposed to open a new school). Due to the number of school spaces required and the limited number of schools that were interested in (and suitable for) expansion.

9. It follows that the proposed expansion of St Crispin's school would help ensure that adequate educational facilities are provided in the borough, thereby contributing to the formation of sustainable and inclusive communities.

Open Space

10. Paragraph 99 of the NPPF states that existing states that the proposals should not result in a loss of existing playing fields. Policy TB08 of the MDD LP requires that the proposals do not lead to a loss of open space, sporting or recreational facilities.
11. The extension to the 6th form block would not result in a loss of an area designated as open space nor would it lead to an erosion of sporting or recreational facilities. Additionally, the principle of development in this location has already been established under application 160421 whereby planning permission was granted to a building that comprised the existing 6th form block and an extension to it with a footprint and mass similar to that of the extension proposed currently.

Character of the Area

12. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 of the Core Strategy states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'. Principle NR1 of the BDG requires that "development is designed to respond to and exploit key features or characteristics of the site and the local context", including historic buildings. Principles NR2 and NR3 of the BDG require that proposals "contribute towards improving the character and quality of the area" and that they help "create a positive impression on arrival". The design of the proposal, including roofscapes, needs to relate well to the local context (principles NR5 and NR6 of the BDG). In terms of materials, principle NR8 of the BDG emphasises that proposals should be "guided by the nature of the viewer experience".
13. The surrounding area can be categorised as suburban, comprising mainly residential dwellings, a leisure centre and another school. London Road A329 runs to the north of school grounds, although views of the site from the road are generally reduced to glimpses due to a belt of mature trees that line London Rd along the boundary with St Crispin's school. The majority of dwellings in proximity to the site are Victorian in appearance with limited set-back from the road.

Sixth Form Block

14. The proposed two-storey extension to the existing two-storey 6th Form Block would be set back from the front elevation of the main building and its design would reflect the design of the existing building. The proposed extension would be of a similar height and it would incorporate a flat roof of similar design. The grid-like design of elevations, including the shape of windows and pattern of openings, provides a modern

interpretation of the modular design of the original buildings. The materials and colour palette have been outlined within the Design and Access Statement, however, samples of the proposed materials would be required to be submitted for approval through conditions application. Conditions 7 and 8 refer. Overall, the proposal is considered to represent a good quality of design that responds well to the local context.

Dining Hall

15. The proposed extension to the dining hall would be single-storey with a flat roof incorporating a relatively large roof lantern. It would fill in the courtyard area that is currently bounded from east and west by drama classroom to the west and offices and classroom to the east. The courtyard area is already used as an external dining area currently offering shelter through a demountable canopy. The flat roof of the proposed extension would be approximately 1.3m higher than the roof of the structures to the east and west whilst the roof lantern element would be approximately 4.5m higher. At the maximum height of approximately 7.8m the tallest element (roof lantern) of the proposed dining hall extension would sit approximately 7m below the height of the modular tower element of St Crispin's school. The proposed roof lantern, whilst located behind the front elevation of the school, would be visible from London Road given its height. However, it is considered that the glazed, lightweight design of the roof lantern would provide contrast to the concrete curtain wall panels of the original building that would allow interpretation of the listed elements of the building.
16. Additionally, the proposal indicates that an array of photovoltaic panels would be mounted on the roof of the roof lantern, which would further increase the overall height of the dining hall extension. No further details are given at present, therefore, the details and location of the proposed screening of plant and PV panels would be secured by condition (Conditions 9 and 20 refer).
17. The proposal would result in the removal of the southern section of the existing dining room that comprises walls of steel-framed windows with horizontal sections (Crittall-style windows). The new southern elevation of the proposed extension to the dining room would seek to broadly reflect the pattern, proportion and appearance of the existing glazed wall.

Canopy and bin store

18. The proposed canopy would be a stand-alone structure that would be erected above the current student entrance and it would extend to connect with pedestrian crossing within the car park area. It would assist with wayfinding which currently, as evident during site visit, is not considered adequate. The structure would have a lightweight appearance with steel frame and glazed roof. The roof of the structure would extend above the roofs of adjacent structures by approximately 1.2m. The surface below the canopy is proposed to incorporate permeable block paving which would assist with highlighting this area as the main access into the building, thus further enhancing the experience of arrival. It is not considered that the proposal would have a harmful impact on the character of the area, however details of the hard surfacing and materials used in constructing the canopy are proposed to be secured by condition. Conditions 7 and 10 refer.
19. The details of the bin store have been provided. Given the relatively minor impact of the bin store on the character of the area, and given that it is proposed as a replacement of the existing store, the submitted details are considered acceptable.

Summary

20. Given the suburban character of the immediate area it is not considered that the proposal would have a detrimental impact on the character of the area. Whilst heritage matters are considered separately below in paragraphs 21 to 41, it is considered that the design intent to provide modern, contrasting extensions to the building would not have unacceptable visual impact on the character of the immediate area, subject to details of materials and finishes being secured by condition (Conditions 7 and 10 refer). Whilst the additions would be contemporary in nature, it is not considered that a pastiche approach to the design of additions and extensions would necessarily achieve a better outcome. It is considered that the design approach in general is appropriate for the current and intended use, subject to further details being secured by several conditions.

Heritage

21. Under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990, in determining an application which affects a listed building or its setting, the Local Planning Authority “*shall 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*”. The duty in Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 must also be considered as a material consideration in the planning balance.
22. Paragraph 199 of the NPPF states that “*when considering the impact of a proposed development on the significance of a designated heritage asset (which includes both listed buildings and conservations areas), great weight should be given to the asset’s conservation...irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”
23. Paragraph 201 of the NPPF provides further clarification:

*“Where a proposed development will lead to **substantial harm** to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, 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 all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Whilst the NPPF does not seek to define ‘substantial harm’, it requires that substantiality of harm should be the result of a balanced judgment having regard to the

“scale of any harm or loss and the significance of the heritage asset” (Paragraph 203 of the NPPF).

24. Paragraph 18a-018 of the NPPG provides further clarity in terms of assessing substantiality of harm:

*“Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is **a high test**, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*

25. Paragraph 196 of the NPPF states “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.”

26. Consistent with this, Policy CP3 *General Principles for Development* of the Core Strategy and Policy TB24 *Designated Heritage Assets* of the MDD LP establish that development should not have a detrimental impact on important heritage features or their setting and should conserve and, where possible, enhance their important character and special architectural or historic interest.

27. St Crispin’s school is a Grade II listed property. The listing states:

“St Crispin’s School II Secondary school. 1951-53. Ministry of Education Development Group. Steel frame with precast concrete panels, mostly horizontal strips, but on end wall of gymnasium panels of rectangular shape and in two colours, arranged in chequered board fashion. 3’ 4” grid. Flat roof. Rambling plan with communal spaces to north-west and classrooms around a courtyard to south-east. 4 storey classroom block above entrance. The remainder largely single storeyed. 4 storey block has deep strip windows along south, east and west sides. Classrooms also with deep strip windows with obscured glass panels below windows. Slim-sectioned painted window frames. The first of the Ministry’s prototype prefabricated schools, it demonstrated how prefabrication techniques could be applied to multi-storey buildings.”

28. The significance of the heritage asset stems from it being the first prototypes of prefabricated schools which demonstrated how prefabrication techniques could be applied to multi-storey buildings. The heritage asset is not located within any designated conservation area, nor has it been listed due to its contribution it makes to the character or appearance of the local area (which can be characterised as suburban area comprising mainly residential dwellings, a leisure centre and another school).

29. In addition to the works described in preceding paragraphs 14 to 19, the proposal is likely to result in a loss of fabric of the listed building, such as glazed wall shown in Photo 1 and Photo 2 below. The proposal would not impact on the fabric of the tower block.



Photo 1: glazed windows to the west of the dining hall courtyard



Photo 2: proposed new access

30. The applicant confirmed that it might not be possible to incorporate the existing elements into the new scheme. As such, officers assume that elements impacted by the proposal would not be retained.
31. The 20th Century Society provided comments on the application and considered that the proposal would result in a **substantial** harm to the significance of the heritage asset.
32. The WBC's Built Heritage Officer has considered the proposal and raised an objection on the grounds that the proposal would result in a harm to the significance of the heritage asset and its setting, albeit that the level of would be **less than substantial**.

33. Historic England was consulted on the application, but it confirmed that the proposal did not need to be notified to it nor that the proposal met Historic England's consultation criteria, therefore they did not offer any comments.
34. As set out in Paragraph 18a-018 of the NPPG (paragraph 24 of this report), substantial harm is a high test and, as clarified by courts in a judicial review case *Bedford Borough Council v Secretary of State for Communities and Local Government, Nuon UK Ltd* [2013] EWHC 2847 at paragraph 24:
- “the impact on significance [is] required to be serious such that very much, if not all, of the significance was drained away... One [is] looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”*
35. Whilst the clarification provided in the Bedford BC case appears to place the bar higher than that provided in the [more recent] clarification offered in the NPPG, it is considered that the proposal does not meet either of the test whereby the resultant harm could be considered as substantial – that is both in terms of the harm to the significance of the setting of or to the heritage asset itself). This is because, based on the information contained in the listing description, the 20th Century Society' comments and WBC Built Heritage Officer's consultation response:
- the setting of the heritage asset is not the primary determinant of the significance of this listed building; and
 - the adverse impacts on the heritage asset would not seriously affect the key elements of its special architectural interest – i.e. the demonstration of how prefabrication techniques could be applied to multi-storey buildings (i.e. in the tower block).
36. Therefore, whilst a degree of harm to the fabric of the building is acknowledged, the resultant level of harm to the significance of the heritage asset is considered to be **less than substantial**.
37. As set out at paragraph 25 of this report, where **less than substantial harm** to the significance of the heritage asset is identified, the NPPF requires that the harm is “*weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*”.
38. The information submitted by 20th Century Society confirms that the rationale for and the intended function/use of the heritage asset from the inception (1950s) was as a school, of which arrangement was “*based on no preconceived plan pattern but was allowed to grow out of the problem itself – the educational needs and activities of each of its parts*”. The school has been subsequently extended in 1960s and 1970s to create more space for drama, music, library, additional classroom and offices, thereby addressing changing educational needs and activities of each part of the school and of the school as a whole.
39. The current proposal results from an increase in a demand in (and a corresponding shortage of) school places as discussed at paragraphs 7 and 8 in this report. The proposed works are sought to allow the Council and the school to address the unprecedented increase in the number of 6th form pupils in the roll from September

2023, both in terms of expanded teaching space, additional welfare facilities, improved access arrangements and adequate dining hall capacity.

40. Given that the proposal is considered to result in less than substantial harm to the significance of the heritage asset, the NPPF requires that the harm is weighed against public benefits flowing from the proposal. These are considered below:

- Addressing the demand for school places – as set out at paragraph 4 of this report, the NPPF requires that **great weight** is given to the need to expand or alter schools. The proposal would help address some 30% of the shortfall in secondary school places and would ensure that the school facilities are considered to provide a substantial social and economic benefits that form part of the wider public benefit.
- Improve the layout and arrival experience, thereby improving functionality of the school and experience of its users, thus enhancing its function as a valuable asset providing social benefits to the local community.
- There is a clear tension between the desire to retain features of heritage value and the need to modernise and update the school premises to respond to climate emergency. As set out at paragraphs 68 to 71, the scheme would be required to meet the new Interim Future Buildings Standards and exceed them, which will be an improvement over the existing situation in terms of sustainability credentials of the dining hall in the current form. This is considered to provide further public benefit given that it would deliver environmental progress and, additionally, it would be in line with the Council's Climate Emergency Action Plan in which the Council committed to implementing various energy measures to improve school performance over the next several years, including renewable energy generation technologies. This would perform a positive environmental role and constitute a public benefit.
- The proposal would provide betterment in terms of surface water discharge rates through the installation of a 'blue roof'. This is considered to provide limited public benefit in environmental terms.
- St Crispin's school does not currently offer parking spaces with electric vehicle charging facilities. The proposal would provide all of the additional parking spaces as electric vehicle charging spaces (100%), significantly above the WBC requirements. This would provide additional environmental benefits and is considered to contribute a limited public benefit.
- The optimum viable use for the site is as a school. Paragraph 18a-15 of the NPPG is clear that the optimum viable use need not be the original use, however, the use as a school is the current use and this is the intended use for the building, which guided its arrangement and design. Ensuring that the use as a school is continued is considered to be the best way to preserve its historic and architectural interest. Whilst it is not implied that the proposal is necessary to secure the optimum viable use of the site, the alternative solution such as building a new school could result in a reduction in a number of pupils and funding implications for the St Crispin's school. The school expansion will help future-proof the school, attract students through its improved layout and

enhancements to how pupils experience the school, thereby securing its long-term economic viability. This is considered to provide moderate public benefit.

41. Consequently, officers had special regard the desirability of preserving the features of the special architectural and/or historic interest possessed by St Crispin's school. In the assessment of heritage impacts, whilst great weight has been given to the conservation of St Crispin's School as Grade II listed property, the public benefits provided by the scheme taken cumulatively (but also the significant public benefit of expanding the school alone) are considered sufficient to outweigh the less than substantial harm to the significance of the heritage asset. Conditions are recommended to ensure that the impact of the development is appropriately mitigated (Conditions 4 to 10 and 20 refer). The proposal therefore complies with the requirements of Section 66 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 in that the statutory duties of the Council in this regard (i.e. 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*") have been discharged.

Neighbouring Amenities

42. Policy CP3 *General Principles for Development* of the Core Strategy establishes that development should not harm the amenity of adjacent sites and Policy CC06 Noise and Appendix 1 of the MDD LP require that development protects noise-sensitive receptors from noise impact.
43. Due to the location of the proposal within the grounds of the existing school and the proximity to the nearest dwellings (in excess of 100m), it is not considered the proposal would result in harm to the existing residential amenities of occupiers of surrounding residential properties.

Access, Movement and Highways

44. Policies CP1 *Sustainable Development* and CP6 *Managing Travel Demand* of the Core Strategy require consideration of the travel impacts of development, emphasising the importance of reducing the need to travel, particularly by private car.

Access, Traffic Generation and Highway Safety

45. Policy CP6 *Managing Travel Demand* of the Core Strategy states that proposals should enhance road safety and should not cause highway or traffic related environmental problems.
46. The site would continue to utilise the existing access off London Road for vehicular movement and various pedestrian access points already in existence.
47. The WBC's Highways Officer considered the proposal and concluded that it would result in an increase of 62 car trips in the morning and 52 in the afternoon, which would fall within the acceptable daily variation of 10%. As such, the proposal would not have unacceptable impact on the wider highway network.
48. The submitted Travel Plan has been reviewed by WBC's Highways Officer who recommended that a submission of further details be secured by condition. Condition 16 refers.

Car and Cycle Parking

49. Policy CP6 *Managing Travel Demand* of the Cores Strategy and Policy CC07 *Parking* of the MDD LP require appropriate vehicle parking, in line with the Council's standards set out at Appendix 2 of the MDD LP.
50. The accompanying Transport Statement confirms that there are currently 127 vehicle parking spaces. The submitted Planning Statement confirms that the school operates no on-site parking for pupils policy. The additional staff would, however, trigger a requirement for additional 20 car parking spaces. Based on the results of a recent (2022) modes of transport survey among staff, there is currently capacity to accommodate some of the additionally required parking spaces. The application proposed to provide five additional parking spaces. This has been reviewed by the WBC's Highways Officer and is considered acceptable. Conditions 13 and 17 refer.
51. The applicant confirmed that all five parking spaces would be provided with electric vehicle charging facilities (100% of new spaces). Details of this would be secured by condition. Conditions 17 and 18 refer.
52. The accompanying Transport Statement confirms that there are currently 76 cycle parking spaces. Based on the results of 2022 survey (above), the proposal would not require an increase in cycle provision on-site. The demand for cycle parking would be monitored as part of the Travel Plan, which would be secured by condition. Where warranted by an increase in demand, additional cycle parking spaces would be provided. Condition 16 refers.

Flooding and Drainage

53. Policy CC09 of the MDD LP Development and Flood Risk requires consideration of flood risk from historic flooding. The site and access thereto are located within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability, particularly where there is no change in use.
54. Policy CC10 of the MDD LP Sustainable Drainage requires sustainable drainage methods and the minimisation of surface water flow. The WBC Flood Risk and Drainage Officer has reviewed the application and raised no concerns. The proposed surface water drainage strategy would provide a betterment in terms of reducing the peak surface water discharge rate when compared with the existing situation.

Dining Hall

55. The proposal would result in an increase to an impermeable area and as such, it would require attenuation of the surface water. The surface water run-off from the roof of the proposed Dining Hall extension would be attenuated in the multi-layer system of the proposed blue roof system, which would provide a betterment in terms the surface water discharge rate.

Sixth Form Extension

56. It is proposed that the option for the discharge of surface water from the roof of the proposed extension would be infiltration. The proposal would utilise the infiltration technique adopted for the existing Sixth Form Block, soakaway, which would need to be extended. Once extended, the system would achieve half of the drain time.

Canopy

57. It is proposed that the surface water would be attenuated in the new proposed permeable block paving before being discharged to an existing private drainage. The proposal would provide a betterment in terms of the surface water discharge rate.

Landscape and Trees

58. Policy TB21 *Landscape Character* of the MDD LP, amplified by the Borough Design Guide SPD, requires proposals to demonstrate how they respond positively to the local landscape context. Policy CC03 *Green Infrastructure, Trees and Landscaping* of the MDD LP requires that new development should protect and enhance green infrastructure networks and integrate with adjacent open space.
59. The application site lies south to London Road which is designated as a Green Route due to the positive contribution made by trees and other vegetation that line it.
60. The proposal would require that existing two trees are relocated. The WBC Landscape and Trees Officer has reviewed the proposal and raised no objections, requiring that additional tree planting is secured given the increase in the built form proposed. This would allow for enhancement of the existing green infrastructure and deliver an improved external environment for pupils, in particular given the limited canopy cover on-site. The additional landscaping would be secured by condition. Condition 10 refers.
61. The application was not supported by an Arboricultural Impact Assessment, however, given the limited number of trees that could be impacted by the proposal, it is appropriate to secure its submission as part of an Arboricultural Method Statement through a conditions application. Condition 11 refers.

Ecology

62. Policies CP3 *General Principles for Development* and CP7 *Biodiversity* of the Core Strategy establish that proposals should not have a detrimental impact on ecological features. Species and habitats of conservation value should be protected and the ability of a site to support fauna and flora, including protected species, should be maintained and enhanced. In addition, Policy TB23 *Biodiversity and Development* of the MDD LP requires proposals to enhance and incorporate new biodiversity features, provide appropriate buffer zones between development and designated sites as well as habitats and species of principle importance for nature conservation and ensure ecological permeability.
63. Great Crested Newts
64. The site lies within an amber risk zone for Great Crested Newts as modelled in the Brough-wide district licence. There is one pond located within a 500m radius of the application site and Great Crested Newts are typically found within terrestrial habitats of up to 500m of the breeding ponds. However, the pond is separated from the application site by residential areas which are likely to present a barrier to the dispersal of Great Crested Newts. The application has been reviewed by the WBC's Ecology Officer (Great Crested Newts) who agreed that no impacts are anticipated on Great Crested Newts as a result of the proposed development.

Bats and Biodiversity Enhancements

65. The site lies within an area identified as including habitat potentially suitable for bat roosts. The Preliminary Roost Assessment report concluded that the proposal is unlikely to adversely affect bats. The WBC's Ecology Officer has reviewed the submission and agreed with its findings, and supported recommendations for biodiversity enhancements included in the Preliminary Ecological Appraisal, which are proposed to be secured by condition. Condition 12 refers.

Environmental Health

66. Policy CP1 *Sustainable Development* of the Core Strategy seeks to avoid development in areas where noise may impact on the amenity of future occupants. Policy CP3 *General Principles for Development* requires that new development should be of a high quality of design that does not cause significant detriment to amenities of adjoining land users and their quality of life. Policy CC06 *Noise* of the MDD LP reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.
67. The proposal is located within the grounds of the St Crispin's school with the distance to the nearest dwelling located being in excess of 100m. The scheme is not introducing new development in terms of land use and, as such, the day-to-day activities on site will remain the same as at present. Whilst there would be a degree of intensification given the increase in the number of pupils and staff, the WBC Environmental Health Officer has reviewed the proposal and concluded that the proposal would not have detrimental impact on public health.

Sustainable Design and Construction

68. Policy CC04 of the MDD LP *Sustainable Design and Construction* and the Sustainable Design and Construction SPD require that all new non-residential proposals of more than 100m² gross non-residential floorspace shall achieve at least the necessary BREEAM requirements or national equivalent. The interpretation to this policy, in light of the changes to Building Regulations, has been clarified in the WBC's Climate Change Interim Policy Statement (December 2022).
69. The Interim Future Buildings Standard, which came into force on 15 June 2022, requires that new non-residential buildings achieve a 27% reduction in carbon emissions to secure compliance with Building Regulations. The appropriate BREEAM rating required under Policy CC04 of MDD LP is one that reflects the levels of reduction in carbon emissions stipulated in the Future Buildings Standard (i.e. the 27% reduction). The corresponding BREEAM rating, which seeks requires this minimum level of reduction in carbon emissions, is BREEAM 'Excellent' rating. Therefore, the proposal needs to demonstrate that it will achieve the BREEAM rating 'Excellent' or higher. This interpretation to Policy CC04 is further supported by the Council's Climate Change Interim Policy Statement adopted by the Council in December 2022. It is proposed that the submission of the design and post-construction certificates demonstrating that the BREEAM rating 'Excellent' is achieved by the scheme is secured by condition. Condition 19 refers.
70. Policy CC05 of the MDD LP *Renewable Energy and Decentralised Energy Networks* requires that proposals for non-residential development that would create new floor area over 1,000m² will need to achieve an additional 10% reduction in carbon

emissions over the levels required under Building Regulations in force at the time of the application submission. This additional level of reduction in carbon emission is required to be achieved through renewable energy or low carbon technology.

71. It is noted that the applicant anticipates that an array of photovoltaic panels will be installed on top of the proposed lantern within the roof of dining room extension. Whilst this does not form part of this planning application, the exact location and details of photovoltaic panels would be secured by condition. Moreover, a scheme demonstrating how the additional reduction in carbon missions will be achieved through renewable energy or low carbon technology is proposed to be secured by condition. Conditions 21 and 20 refer.

Employment Skills Plan

72. Policy TB12 *Employment Skills Plan* of the MDD LP indicates that proposals for major development should be accompanied by an Employment and Skills Plan to demonstrate how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. This is proposed to be secured by condition. Condition 24 refers.

Atomic Weapons Establishment ('AWE')

73. Policy TB04 *Development in the Vicinity of Atomic Weapons Establishment* of the MDD LP allows development in the vicinity of the AWE at Burghfield but only where the increase in density can be safely accommodated. Whilst the site lies within AWE Special Case Zone, the proposal does not fall within the range of special cases as identified by Office for Nuclear Regulation. Therefore, the proposal does not raise further considerations in this regard.

CONCLUSION

74. The proposal seeks to provide additional teaching space, student welfare facilities, including an extended dining area, and canopy over the proposed new entrance. Whilst some conflict with the development plan policies relating to heritage assets has been identified, given that the identified harm to heritage asset is outweighed by public benefits associated with the scheme, it is considered that the principle of development of the school accords with the policies of the Local Plan taken as a whole, and that there are no material considerations that indicate the application should be refused.

The Public Sector Equality Duty (Equality Act 2010)
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<p><i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.</i></p>
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APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

Conditions:

Timescale

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved details

2. This permission is in respect of the following submitted application plans and drawings:

Drawing title	Drawing number	Revision
Location Plan	STC-HLM-ZZ-00-DR-A-00001	Rev P03
Block Plan Proposed	STC-HLM-ZZ-00-DR-A-00002	Rev P02
Ground Floor GA Proposed	STC-HLM-ZZ-00-DR-A-00101	Rev P04
Roof Plan (Phase 1) Dining Proposed	STC-HLM-P1-RF-DR-A-00131	Rev P04
Roof Plan (Phase 3) 6th Form Proposed	STC-HLM-P3-RF-DR-A-00133	Rev P04
Roof Plan (Phase 4) Canopy Proposed	STC-HLM-P4-RF-DR-A-00134	Rev P04
Ground Floor (Phase 1) Dining Proposed	STC-HLM-P1-00-DR-A-00151	Rev P04
Ground Floor (Phase 3) 6th Form Proposed	STC-HLM-P3-00-DR-A-00153	Rev P04
Ground Floor (Phase 4) Canopy Proposed	STC-HLM-P4-00-DR-A-00154	Rev P04
First Floor (Phase 3) 6th Form Proposed	STC-HLM-P3-01-DR-A-00163	Rev P04
GA Sections (Phase 1) Dining	STC-HLM-P1-XX-DR-A-00201	Rev P04
GA Section (Phase 3) 6th Form	STC-HLM-P3-XX-DR-A-00203	Rev P04
GA Section (Phase 4) Canopy	STC-HLM-P4-ZZ-DR-A-00204	Rev P04
GA Elevations (Phase 1) Dining	STC-HLM-P1-XX-DR-A-00301	Rev P05
GA Elevations (Phase 3) 6th Form	STC-HLM-P3-XX-DR-A-00303	Rev P05
GA Elevations (Phase 3) 6th Form Sheet 2	STC-HLM-P3-XX-DR-A-00306	Rev P01
GA Elevations (Phase 4) Canopy Sheet 1	STC-HLM-P4-ZZ-DR-A-00304	Rev P05

GA Elevations (Phase 4) Canopy Sheet 2	STC-HLM-P4-ZZ-DR-A-00305	Rev P01
Landscape Details - Bin Store Detail (Phase 4)	STC-HLM-ZZ-00-DR-L-30104	Rev P01

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Phasing

3. No development shall take place until a Phasing Strategy to include:
- i) the development to be delivered in each phase;
 - ii) the sequence of development; and
 - iii) where a phase consists of only demolition how the relevant part of the site will be secured until such time as works of construction are commenced; and
 - iv) how earlier phases of the development will be able to operate satisfactory while later phases are still under construction

has been submitted to and approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved Phasing Strategy.

Reason: To ensure comprehensive planning and delivery of the development and to safeguard the safety of pupils and school staff.

Relevant policy: Core Strategy Policies CP1, CP3 and CP6.

Building Recording

4. Prior to commencement of development (including works of demolition, strip out or alteration), with the exception of a Phase containing Sixth Form Building extension hereby approved, a confirmation from Berkshire County Council's Heritage Environment Records Department (confirming the receipt of documentation recording the building as it is prior to any works being undertaken) shall be first submitted to and approved in writing by the Local Planning Authority. The documentation for recording the building shall be undertaken in accordance with the methodology for a Level 3 recording as set out in Historic England's 'Understanding Historic Building: A Guide to Good Practice' (2016) <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

Reason: In order to maintain a record of the features to be altered/demolished which form part of the historic development of the site.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Heritage - Fenestration

5. Notwithstanding the details submitted, prior to works being undertaken to the Phase comprising the Dining Hall Extension (including works that would impact the original metal framed screens and windows to the library, hall and drama room), full details confirming the original features to be retained, where possible, and means by which they are to be encompassed in the new structure/walling, where possible, shall be first submitted to and approved in writing by the Local Planning Authority. The original features (comprising metal framed screens and windows to the library, hall and drama room) shall subsequently be retained and/or incorporated into the new development in accordance with the details so approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Heritage - Roof

6. Notwithstanding the details submitted, no works of alteration or replacement of the existing roofs to the main school buildings (excluding Sixth Form block), including areas hashed in red on drawing STC-HLM-P1-RF-DR-A-00131 Rev P04 (Roof Legend Dining) shall be undertaken until details of such works have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24

Materials

7. Before any Phase of the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building(s) within that Phase shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24

Fenestration and Roof Lights

8. Notwithstanding the details submitted, no works shall be undertaken to install the new glazed screens, windows, exterior doors, and roof lights hereby approved until full details, including scaled drawings of these element (at 1:10 or 1:20 scale as

appropriate) along with details of the frames and surrounds (e.g., materials, dimensions, profiles, and finish) have been submitted to and approved in writing by the local planning authority. Works to install the glazed screen, windows, exterior doors, and roof lights shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24

Plant Zones

9. Before works proceed beyond the slab level within each Phase of the development hereby approved, details of plant zones within that phase, together with measures to prevent the plant being visually obtrusive, shall be submitted to and approved in writing by the Local Planning Authority. The zones shall be provided and screened as approved before first occupation development they are intended to serve and notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no plant shall be installed outside the approved zones except with the prior written approval of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24

Landscaping

10. Before works proceed beyond the slab level within each Phase, full details of both hard and soft landscape proposals relevant to that Phase shall first be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details before the development within that phase is brought into use or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity.

Protection of trees

11.

- i) No development or other operation shall commence within each Phase until an Arboricultural Method Statement and Scheme of Works for that Phase which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- ii) No operations shall commence on site within each Phase in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- iii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within each Phase within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- iv) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works within that Phase have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Biodiversity Enhancements

12. Prior to works proceeding beyond the slab level within a Phase that contains the proposed Sixth Form Extension, detailed plans for biodiversity enhancements, in line with the recommendations given in the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment report (Arbtech, October 2022) and indicatively shown on the Landscape GA Plan Phase 3 (Drawing No. STC-HLM-ZZ-00-DR-L-15002), shall be provided to and approved in writing by the Local Planning Authority. The approved plans shall thereafter be implemented in full.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).

Relevant policy: Cores Strategy Policy CP7, and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

Parking

13. No part of the Sixth Form building shall be brought into use until the vehicle parking spaces have been provided in accordance with drawing no. STC-HLM-ZZ-00-DR-L-15201 Rev P04. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity.

Relevant policy: Core Strategy Policies CP3 & CP6, and Managing Development Delivery Local Plan Policy CC07.

Hours of Work

14. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Construction Method Statement

15. No development shall take place within each Phase, including any works of demolition, until a Construction Method Statement in respect of that Phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

Travel Plan

16. No part of the Sixth Form Building hereby approved shall be brought into use until a Travel Plan has first been submitted to and approved in writing by the Local Planning Authority. The submitted Travel Plan shall be in general accordance with the principles of the Draft School Travel Plan SN-AH-MM-17361 dated February 2023 and prepared by DHA Planning shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by a private car, and provide for periodic review for monitoring purposes. The approved Travel Plan shall be implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes.

Relevant Policy: NPPF Section 9 (Sustainable Transport) and Core Strategy Policy CP6

Parking Management Plan

17. No part of the Sixth Form Building hereby approved shall be brought into use until a Parking Management Plan for the management of the parking arrangements has first been submitted to and approved in writing by the Local Planning Authority. The submitted Parking Management Plan shall include details of management of all parking spaces and the monitoring and the delivery of the passive electric vehicle charging spaces. The Parking Management Plan shall be implemented, maintained and reviewed as approved.

Reason: To ensure satisfactory development in the interests of amenity and highway safety.

Relevant Policy: Core Strategy Policies CP1 and CP6, and Managing Development Delivery Local Plan Policy CC07.

Electric Vehicle Charging

18. No part of the Sixth Form Building hereby approved shall be brought into use until details for Electric Vehicle Charging points serving the development have first been submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with details so approved and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel.

Relevant Policy: Core Strategy policies CP1, CP3 & CP6, and Managing Development Delivery Local Plan policy CC07.

Sustainable Design and Construction

- 19.
- i) Prior to works proceeding beyond the slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'.

- ii) Within three months of the occupation of each of the building comprised in the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

Reason: To ensure developments contribute to sustainable development.

Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

Photovoltaic Panels

20. Notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), before works proceed beyond the slab level within a Phase of the development hereby approved that contains the extension to the Dining Hall, details of the design and location of the photovoltaic panels proposed to be installed on the roof of the extension to the Dining Hall shall be first submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall be installed in accordance with the details so-approved prior to the Dining Hall extension being brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24

Low Carbon Technologies

21. Prior to works proceeding beyond the slab level, a scheme demonstrating that at least 10% of the reduction in carbon emissions will be achieved through renewable energy or low carbon technology shall be submitted to and approved in writing by the Local Planning Authority. The minimum 10% reduction so required shall be achieved on top of the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first brought into use and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development.

Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policy CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

Sustainable Drainage

22. No building hereby permitted shall be brought into use until the sustainable drainage scheme for the site has been completed in accordance with the approved SuDS Statement 2220076 Rev P1 dated 17.11.2022 prepared by Elliott Wood. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Flood Risk

23. The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment 2220076 Rev P1 dated 17.11.2022 prepared by Elliott Wood.

Reason: To reduce risk of flooding to the proposed development and future occupants.

Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Employment Skills Plan

24. No development shall occur within each Phase until an Employment Skills Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. The plan should demonstrate how the proposal will provide and secure opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. Once agreed the plan(s) shall be implemented in full in accordance with the agreed details.

Reasons: In the interest of securing sustainable local employment.

Relevant policy: NPPF, CP15, MDD Policy TB12.

Informatives:

Reason for recommendation

- 1) The development accords with the policies contained within the development plan and there are no material considerations that warrant a different decision being taken.

Relevant policies

- 2) You are advised, in compliance with The Town and Country Planning (Development Management Procedure) (England) Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

- **National Planning Policy Framework**
- **National Design Guide**
- **National Planning Practice Guidance**

- **Core Strategy (CS) Policies:**
 - CP1 – Sustainable Development
 - CP2 – Inclusive Communities
 - CP3 – General Principles for Development
 - CP6 – Managing Travel Demand
 - CP7 – Biodiversity
 - CP9 – Scale and Location of Development Proposals
- **MDD Local Plan (MDD LP) Policies:**
 - CC01 – Presumption in Favour of Sustainable Development
 - CC03 – Green Infrastructure, Trees and Landscaping
 - CC04 – Sustainable Design and Construction
 - CC05 – Renewable Energy and Decentralised Energy Networks
 - CC06 – Noise
 - CC07 – Parking
 - CC09 – Development and Flood Risk
 - CC10 – Sustainable Drainage
 - TB04 – Development in the Vicinity of the Atomic Weapons Establishment
 - TB08 – Open Space, Sport and Recreational Facilities Standards
 - TB12 – Employment and Skills Plan
 - TB21 – Landscape Character
 - TB23 – Biodiversity and Development
 - TB24 – Designated Heritage Assets
- **Other**
 - Borough Design Guide Supplementary Planning Document (2012)
 - Living Streets A Highways Design Guide (2019)
 - Sustainable Design and Construction Supplementary Planning Document (2010)
 - Sustainable Drainage Systems (SuDS) Strategy (2017)
 - Wokingham Open Space, Sports and Recreation Strategy (2013)

Proactive Discussions

- 3) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant as part of a full pre-application process that was undertaken by the applicant. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Pre-commencement Conditions

- 4) The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Changes to the Approved Plans

- 5) The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Mud on the Road

- 6) Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

Listed Building Consent

- 7) This permission does not convey or imply any approval or consent in respect of Listed Building Consent that may be required for external or internal alterations to the listed building(s). You are advised that it is a criminal offence to undertake works that affect a listed building without having first obtained a listed building consent.

Royal Berkshire Fire & Rescue Service

- 8) Your attention is brought to comment provided by the Royal Berkshire Fire and Rescue Service:
- Fire service access should comply with Section B5 of ADB Volume 1 2019 with additional local requirements below under the Berkshire Act 1986: Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the nominal requirements stated in the current edition of Approved Document B.
 - The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity.
 - Diagram 49 (hydraulic platform dimensions) to be adopted for all fire service vehicles not just high reach appliances
 - Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.
 - Please be advised that any comments made by the Fire Authority in this letter must not be taken as formal approval that your plan/s confirm to the requirements and recommendations of current Guides or Codes of Practice for means of escape in case of fire.

Thames Water – Waste

- 9) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C8973ad4ac7db4c00c87208dae33595c5%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638072116556250866%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=1ClxSKpuzTvFNstBCXwojXTiMaBH4wPcPZXi%2FU%2F3lqU%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water – Surface Water

- 10) Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C8973ad4ac7db4c00c87208dae33595c5%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638072116556250866%7CUnknown%7CTWFpbGZsb3d8eyJW2ljoIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=0oBr9k5BYqlthLsBRHGJKUo6Yo2i1N3LnF4Hhg9Qei8%3D&reserved=0>.

Bats

- 11) Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Great Crested Newts

- 12) Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is partially within an amber risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Amber zones contain suitable habitat and Great Crested Newts are likely to be present. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Sprinklers

- 13) The applicant is advised that the fitting of a sprinkler system should be considered at the premises prior to the operation of the building(s)/extension(s) as approved.

APPENDIX 2 – WBC Built Heritage Officer comments

M O R A N D U M

From:	Built Heritage Officer	Service:	Community Heritage Green & Blue Infrastructure
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App. No.	223603 + 230264	Site Visit Made:	Yes
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Address:	St Crispins School, London Road, Wokingham, RG40 1SS.
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Proposal	<p>(223063): Full application for the proposed erection of a single storey extension to the existing dining hall and a two-storey extension to the existing Sixth Form block to provide 8 no. new classrooms, plus a new canopy to the front entrance and a services and bin store, following demolition of the existing services and bin store.</p> <p>(230264): Application for Listed Building Consent for the proposed erection of a single storey extension to the existing dining hall and existing school outdoor dining courtyard. Erection of a new entrance canopy and replacement windows to eastern elevation of hall/stage.</p>
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Heritage Asset(s):	<p>St Crispins School – has since 1993 held grade II listed building status.</p> <p>Listed buildings areas are classed as designated heritage assets under the NPPF (2021) and in the Council’s Local Plan policies.</p>
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Recommendation & Advised Condition

From a heritage stance there is **strong objection** to the proposed alterations and extension of St Crispins School, a designated heritage asset. The level of harm is considered such that it is strongly recommended the applications be **refused** on the grounds that:

- The proposed alterations to form a new front entrance to the school for pupils and the infill extension to enlarge the dining space will result in the harm and loss of historically important original features and fabric that contribute to what is significant about the school as designated heritage asset.
- The proposed dining hall extension would diminish the historically important design form of the school through an unsympathetic design (due to its form, size, and massing, and due to infilling of an open-ended quadrant that formed part of the original form and layout of the school since built)

It is considered that the proposal fails to ensure that new development protects and/or enhances designated heritage assets and their setting. As such, it is considered that the proposal conflicts with the Core Strategy policy CP3 and Managing Development Delivery Local Plan Policy TB24),

It is considered that the proposals would result in less than substantial harm (upper end), as defined under the NPPF. Under paragraph 202 of the NPPF in those cases

‘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.’ It is believed in that respect the applicants have not adequately account for why the need for the harmful proposals are required and why a less harmful or intrusive approach was not possible.

Should the planning case officer consider the public benefits of the proposal outweigh the level of harm caused and be minded to recommend approval, it is suggested the conditions set out below are applied.

Key issues

- Impact on the setting and/or significance of a listed building

Legislation and Policy

Primary Legislation for Listed Buildings & Conservation Areas:

Under Sections 16(2) and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to have ‘special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses.’

National Guidance:

National Planning Policy Framework (July 2021) Section(s) 4, 12, and 16.
National Planning Practice Guidance (July 2021)

Local Plan:

Policy CP3 of the Wokingham Borough Core Strategy Development Plan Document
Policy TB 24 of The Managing Development Delivery Local Plan (MDD)

Assessment

Background

The pre-application advice process did not include a site visit and the heritage assessment was not available at that stage to officers. Notwithstanding, the applicant was advised that ‘from the limited information provided it is not necessarily clear the value made by the original planform/layout of the school building (and the rear courtyard space this layout has created) in terms of contributory factors of significance about the school building as a designated heritage asset.’

Identified significance

Granted grade II listed building status in 1993, St Crispins School was built by the Ministry of Education in 1951-2 and was the first modern secondary school to be built in Britain. The school being the prototype for design of prefabricated schools, with the school’s construction demonstrating how prefabricated techniques utilizing a type of construction comprising a steel frame on a 3ft 4in grid arrangement, faced with concrete slabs walling, a process shown could be used to create four-storey structures.

The school is a building of its time, flat roofed form and designed to have a loose and informal single-storey layout, anchored by a 4-storey teaching block, with the other prominent element of the school as originally built being the double height gymnasium and hall situated west of the teaching block, with the single-storey

dining area and kitchens linking these two elements, which along with classrooms form a courtyard space to the south, with a full height and length glazed screen to the dining space fronting onto this space. The layout is said to have been developed to reflect the educational need and activities of each of its parts.

Externally the originally 1950s portions of the school, having been much extended in a similar form (single-storey extensions) in the 1960s and 1970s, is otherwise characterized by the arrangement of the pre-cast rectangular concrete panel, which creates a predominantly horizontally straited form across the buildings. Whilst the front facing end of the gym/hall component has an arrangement of rectangular shape panel, in two colours, chequered board fashion. The use of distinctive deep strip metal framed windows and glazed screens being the other externally visible characteristic.

According to informative and insightful comments provided by the 20th Century Society, the school had featured in the Ministry of Education's Building Bulletin of 1952 and became the Ministry's most visited school. In brief the significance of the school, as a designated heritage asset, lies in its design that encompasses educational thinking of the time and through that and in terms of the innovative pre-fabrication methods and materials, in its architectural form and features.

Heritage Assessment

The supporting information provided by the applicant (included both in the Design and Access Statement and the Heritage Statement) is of limited value and does not appear to have been prepared by a heritage specialist.

The 20th Century Society have however in their comment on the proposal included an insightful account of the school and of features of importance that provides valuable resource for evaluation the proposals under consideration here.

Proposed Works

The works proposed under this pair of applications form three principal elements of alteration and extension to the school being sought, namely:

- extension of the existing dining hall, with a lanterned featured single-story infill structure
- Main entrance canopy and the formation of a new principal entrance for pupils,
- two-storey extension to the existing Sixth Form block
- removal of and replacement of a bin

Further to the described works on the application forms it is noted that the following alterations form part of the working being applied for:

- replacement of the east facing clerestory windows to the hall/gym,
- 4no. roof light to the existing dining area roof, and potentially dining area roof replaced,
- Removal of entrance lobby and doors into the dining area,
- Partition between dining hall and catering/kitchen to be removed and replaced with a roller shutter,

- 3no. existing offices in the eastern range to the courtyard to be re-configured into 2no. offices, with a new roof access with one of the offices and 2no. new roof-lights
- New primary roof access to be provided in a separate room to the north-end of the drama room, accessed separately,

Comments on Proposals

Sixth Form Building Extension

The proposal (which broadly reflects the scheme approved in 2016) would require no direct works to the listed school buildings and, due to the existing intervening detached school buildings, would have no impact on their setting.

Proposed Services & Bin Store Structure

It appears a bin store structure situated in front of the catering/kitchen block (opposite an exterior door) has been a feature since the school opened. The present structure is not believed to hold significance and the proposals for a larger bin and store structure in a position slightly west of this current one is thought to its increased size have a minor visual impact compared to the present arrangement.

Entrance Canopy

The proposal is for a free-standing canopy structure, which means it requires no direct physical works to the listed school buildings. That said, the introduction of such a large and prominent feature is considered to have an appreciable visual impact and one which from the stance of the appearance of the designated heritage asset is thought would somewhat erode the historic composition and form of the school building through the introduction of such a large feature. A smaller canopy would seem more likely to prove visually acceptable here.

New Frontage Entrance for Pupils

It is understood entry to the school originally had been by means of sets of doors at the base of the four-storey block. A single storey front extension was subsequently added in that location and presently provides a formal entrance/reception, seemingly just for visitors and staff. It is understood pupils presently access the school from the front by means of a set of glazed doors at the bottom of the staircase for the four-storey block.

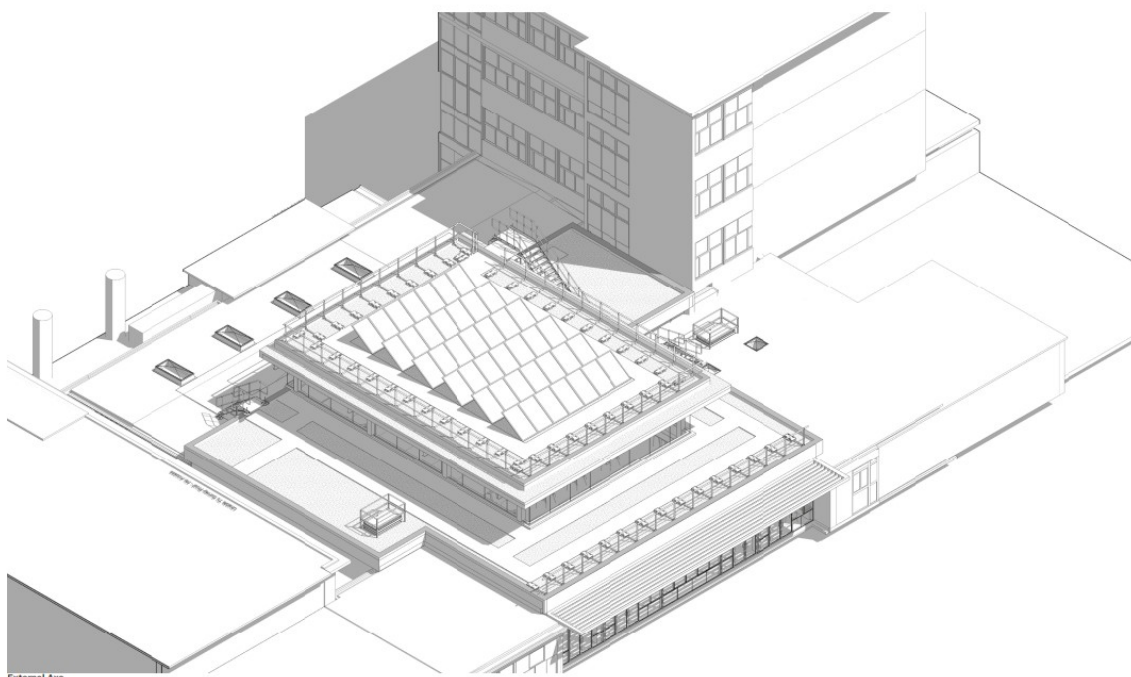
It is proposed to replace the existing original glazed screen to the back/northern elevation of the dining area to create a new entrance into the school. The intention being to form a new lobby area by partitioning off part of the dining space direct behind the glazed screen. The proposals as such would result in the loss of an original screen feature leading to the further loss of original metal framed window/screen details of the 1950s school. Whilst the proposed new double pair of glazed doors are to have grey powder coated finished aluminium frames and would not replicate the white metal frame detailing of the present, and in the context of the historic glazing of the catering extension and that of the glazed screen of the adjacent staircase, would result it is believed is somewhat incongruous detailing that stands out rather than match in.

Dining Extension

It is proposed to extend the single-story dining space that lies between the two anchoring tall structures of the 1950s school, namely the four-storey teaching block and the double height gym/hall block. As proposed, it is intended to build-out the dining space in the open courtyard space between the hall/gym and the library and later single storey additions built off the library, with a single storey infill structure that is to have a large high lantern storey, upon which it is proposed to site solar panels. The southern elevation of the extended dining space is to have a full height glazed screen and doors in a grey powder coated aluminium frames and feature a 'brise soleil' canopy across the width of the end elevation. Additionally, it is proposed to add 4no. roof-lights to the existing dining space roof and internal alterations to remove a later added lobby partition and removal of the canteen/kitchen serving area walling that is to be replaced by a roller shutter.

This proposed infill structure would, with its extensive tall lantern feature, stand considerably higher than that of the existing dining space, and would be apparently have an overall height (excluding the intended solar panels atop the lantern feature) that would be 1.4 metres high that that of the gym/hall block. This lantern feature as now proposed being noticeably taller than that of the pre-application scheme, which shown no solar panels sited on top of the lantern.

- the extension roof is visually considerably thicker than the flat roof form of the dining space and adjoining structures, with the roof of the infill extension partially overlapping the existing single storey component to either side of it
- there would be blocking of the original metals frame glazed screen window to end of library,
- loss of the metal framed glazed screen element to dining space, an original feature, which in size and extent makes it very much one of the distinctive key external component features of the 1950s school, as built.
- original glazed screen cloister corridor along the side of the hall would be encapsulated within new partition walling as would original metal glazed screens/windows and door of the drama block.
- The 4no. new roof-lights potentially could lead to the destruction of possible over painted 1950s ceiling murals to the dining space.



The proposed dining space in-fill extension is considered would result in a loss of original elements of the 1950s built school that contribute very much to its distinctive form.

Additionally, the proposal (in terms of form and massing of the infill structure) is considered to result in an overly prominent addition that detrimentally impacts the composition of the 1950s arrangement of school building (that being four storey block – a key anchor feature – being linked by a single storey elevation to the other dominant feature of the gym/hall).

Office Space Reconfiguration

The existing three offices, which it is intended to reconfigure into two, are situated in a later (1970s) extension to the original school and the intended changes are not thought to impact the significance of the school as a designated heritage asset. Likewise, with the intended roof access from with the reconfigured office, although the plans at this point suggest that the access to the roof may not be required,

Additional Works Applied for Under Listed Building Consent Application.

Hall Clerestory Windows

The clerestory windows running along the eastern side of the hall appear to be the original metal framed windows that have been blacked out seemingly by boarding the outside of the windows. The proposal is to replace the windows for new powder coated aluminium windows. As the windows are an original feature from a heritage stance the expectation is for them to be retained and repaired if necessary. It is claimed the current window frames are not fit for purpose, however no evidence has been given to substantiate those claims. Likewise, no evidence is given to show the

existing windows could not be retained and re-glazed. As the clerestory windows are not a critical component of the works being applied for, it is believed the existing windows should be retained. As such, should consent be given the retention and repair of the clerestory windows should be made conditional.

Summary

It is felt that the heritage considerations (impact on the original elements of the 1950s buildings) was an after-thought rather than a starting point for an informed scheme that protects and enhances the designated heritage asset.

It is believed that with consideration a less harmful proposal is achievable that would allow for more of the original historic elements to be retained in situ. Likewise, it is believed that a less harmful location for siting the solar panels should be considered such as on the roof of the modern Sixth form block. The objection and recommendation is as set out above in the “**Recommendation & Advised Condition**” section

Conditions (should approval be given)

BUILDING RECORDING

Notwithstanding the details submitted no works of demolition, strip out or alteration shall be undertaken until to the listed school building the subject of this permission until the applicant, agent or successor in title have submitted to and received written approval by the Local planning Authority of written confirmation from Berkshire County Council’s Heritage Environment Records department of the receipt of documentation recording the building as it is prior to works being undertaken. The documentation for recording the building shall be undertaken in accordance with the methodology for a Level 3 recording as set out in Historic England’s ‘Understanding Historic Building: A Guide to Good Practice’ (2016)

<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

Reason: In order to maintain a record of the features to be altered/demolished which form part of the historic development of the site. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Notwithstanding the details submitted, the clerestory windows to the hall are to be retained and reglazed as required, unless otherwise approved in writing by the local planning authority prior to works being undertaken. It would be necessary to provide for it be clearly evidence why the clerestory windows cannot be retained and full details for the new windows would be required.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Notwithstanding the details submitted, no works shall be undertaken to install the new glazed screens, windows, exterior doors, and roof lights hereby approved until full details, including scaled drawings of these element (at 1:10 or 1:20 scale as appropriate) along with details of the frames and surrounds (e.g., materials, dimensions, profiles, and finish) have been submitted to and approved in writing by the local planning authority. Works to install the glazed screen, windows, exterior doors, and roof lights shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Notwithstanding the details submitted, prior to works being undertaken to encase the ground level original metal framed screens and windows to the library, hall and drama room full details confirming the elements to be retained and means but which they are to be encompassed in the new structure/walling are to be submitted to and approved in writing by the local planning authority. The original metal framed screens and windows to the library, hall and drama room has been retained and incorporated into the new development in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Notwithstanding the details submitted, no works of alteration or replacement of the existing roofs to the main school buildings (excluding Sixth Form block), including those red hashed areas of roofing on drawing STC-HLM-P1-RF-DR-A-00131 PO4 (Roof Legend Dining) where it is indicated fire rating upgrade and roof access works are shown as potentially required are to be undertaken without the prior written approval from the local planning authority.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

INFORMATIVE

Also, should planning permission be given approval prior to the determination of the application (230264) for listed building consent it is recommended that an informative be included on the decision notice for planning permission to make the applicant aware that works affecting the listed school buildings cannot commence until listed building consent has been granted. It being a criminal offence to undertake works that affect a listed building without the benefit of consent.

Date:	23/02/23	Signed: Post:	Keith Frost Built Heritage Officer
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Southern coryard to rear of dining space with the original glazed screen across the low single storey dining element (and to range to LHS of image)



Close up of western range to southern courtyard that shows the original metal glazed screen/fenestration elements and original metal framed windows of the clerestorey to the hall/gym.



Original metal framed glazed screen details to north elevation of dining space. Image also shows the screen in context to the adjacent screen detail at the base of the stairs. And in the image below the original window details of the catering space



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