 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	19 December 2012
	REPORT OF:	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
	AUTHOR:	Stephen Andrews
	TELEPHONE:	01737 276 752
	EMAIL:	Stephen.andrews@reigate-banstead.gov.uk
AGENDA ITEM:	13	WARD: Reigate

APPLICATION NUMBER:	12/01658/F & 12/01659/LBC	VALID:	14th September 2012
APPLICANT:	Surrey County Council	AGENT:	JSS Associates
LOCATION:	REIGATE PRIORY SCHOOL, BELL STREET, REIGATE		
DESCRIPTION:	Conversion of ancillary flat to provide classroom space, demolition of external stair block and erection of new external stair block.		
DRAWING NUMBERS:	PL/105; PL105/B; PL110/B; PL115/B; PL120; L100		

This application is referred to Committee in accordance with the Constitution as the application site is owned by the Council.

The two applications seek Full planning permission and Listed Building Consent, for the conversion of an ancillary flat to provide additional classroom space; demolition of external stair block and erection of new external stair block.

The site is located within the grounds of Reigate Priory, a Grade I listed building and Scheduled Ancient Monument occupied by the applicant (school). The eastern part of the site is within the Reigate Town Centre Conservation Area and the whole site falls within the Metropolitan Green Belt. The site is also within Priory Park, the former grounds of Reigate Priory and is on the English Heritage Register of Historic Parks and Gardens, Grade II. Within Priory Park are Areas of High Archaeological Potential or of Archaeological Importance.

The proposal would provide additional classroom space to meet increased demand for school placements. The proposed conversion and associated works would see a vacant part of the school premises enhanced and bought back in to use.

The material external change relates to the removal of a sub-standard external staircase and its replacement to meet current health and safety standards and to improve the access to the building. The proposed staircase and works are not located on a prominent part or principal elevation of the building and would not

result in development that would detract from or harm the intrinsic character of the Grade 1 listed building or the character of the conservation area.

The conversion of this part of the building to classrooms does not constitute a material change of use because the residential accommodation has been part of the overall use of the school and is therefore part of the planning unit as a whole. The replacement external stair is necessary to bring the access up to a standard appropriate to access the classrooms and to facilitate an active use in this part of The Priory constitutes a very special circumstance that overrides any harm to the openness of the green belt. The proposal is thereby consistent with green belt policy.

It is therefore recommended that planning permission and Listed Building Consent be granted subject to conditions.

RECOMMENDATION

Planning permission and Listed Building Consent is **GRANTED** subject to conditions.

Consultations:

Highway Authority: No objection.

English Heritage: No comment.

Surrey County Council Archaeology: The site lies within the Area of High Archaeological Potential designated around the remains of Reigate Priory. It is highly likely that archaeological evidence exists in this area relating to the layout of the extensive Priory complex. Although the Heritage Statement makes it clear that no historic fabric will be removed by the proposals, it does not mention the potential for below ground archaeological remains. Although the proposed new build element is not extensive, it will involve new ground disturbance outside of the current footprint and therefore there is potential for evidence associated with the operation of the medieval priory, including the possibility of burials, to be present. Under these circumstances recommend that should planning permission for this development be granted for this application, it includes a condition requiring a scheme of archaeological work.

Representations:

Letters were sent to neighbouring properties on 8th October 2012 (12/01659/LBC) and (12/01658/F); a site notice for each application was displayed 19th October 2012. No letters of representation have been received.

1.0 Site and Character Appraisal

- 1.1 These applications for planning permission and listed building consent relate to part of the grounds of Reigate Priory, a Grade I listed building and Scheduled Ancient Monument occupied by a school. The eastern part of the site is within the Reigate Town Centre Conservation Area and the whole site falls within the Metropolitan Green Belt. The site is also included within Priory Park, which constitutes the former grounds of Reigate Priory and is on the English Heritage Register of Historic Parks and Gardens, Grade II. Within Priory Park are Areas of High Archaeological Potential or of Archaeological Importance.
- 1.2 The site lies to the north west side of the Priory building and is not a prominent, in relative terms, part of the overall building by reason of its function form and siting within a mature landscaped part and juxtaposition with the playground and access road to the north.
- 1.3 The building is two storeys in height and is accessed by an external staircase to the rear (west). The upper floor of the building (relevant to these applications) is currently vacant and has been so for a period of time.

2.0 Added Value

- 2.1 The proposal was not the subject of pre-application discussion. Conditions are recommended to ensure the building works are of a high standard and do not compromise the historic integrity of the building or the site.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-----------------------------|--|---------------------------|
| 3.1 | 01/02030/F
01/02032/ LBC | & Erection of 1.6 metre perimeter security fence with two pairs of access gates (Priory School) | Granted
2 July 2002 |
| 3.2 | 07/02247/F | Formation of new turning circle, three car parking bays, two disabled car parking bays and associated footpath realignment (Priory Way, off Park Lane) | Granted
8 January 2008 |
| 3.3 | 08/01064/F
08/01065/F | & Replacement of security barrier / bollards with vehicular/pedestrian gates/fencing which would retain pedestrian access at all times. | Granted
19 May 2012 |

4.0 Proposal and Design Approach

- 4.1 These applications seek full planning permission and listed building consent, for the conversion of an ancillary flat to provide classroom space, demolition of external stair block and erection of new external stair block.
- 4.2 The proposed conversion would see a current vacant part of the building bought back in to use to the benefit of the Listed Building and its setting. As the works are primarily internal there would be no material change to the character and appearance of the Listed Building. The only exception to this being the replacement of the external stair case.
- 4.3 The present external stair case is not of a standard or condition that could be utilised safely by the pupils. It is therefore essential for it to be replaced in order to use the first floor accommodation for extra classrooms.
- 4.4 It is proposed to create an enclosed staircase with small store. The replacement staircase extension would be designed in the style and materials of the original building. It is considered that this approach is acceptable and would integrate with the historic fabric of the building.

4.5 Included with the application is a design and access statement, which provides the justification for the need for additional classroom space for September 2013. It also offers reasoning as to why the building could not be utilised for any other purpose not associated with the school. The benefits of the scheme would, it is stated, be:

- The accommodation would be fully refurbished;
- The additional 30 pupils would be integrated and included as part of the overall campus and “outstanding” classification school;
- The size and proportion of the room are well suited for education purposes;
- The access will be improved.

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt

In part within Reigate Town Centre Conservation Area

Grade I Listed Building

Grade II Listed Park

Scheduled Ancient Monument

5.2 Reigate & Banstead Borough Local Plan 2005

Heritage Sites Pc8, Pc9, Pc 11

Conservation Areas Pc12, Pc13

Metropolitan Green Belt Co1

Community Facilities Cf2

5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance Surrey Design
Local Distinctiveness Design Guide

Other Human Rights Act 1998

6.0 Principal Issues

6.1 There are no residential properties near the site. The main planning issues to consider are:

- Design and heritage appraisal
- Impact on the Green Belt

- Access and Parking
- Archaeology

Design and heritage appraisal

- 6.2 The site is within the curtilage of the Grade I listed Reigate Priory, which is also an Ancient Monument, and Grade II listed Priory Park as well as within the Reigate Town Centre Conservation Area.
- 6.3 The conversion to classroom/teaching space would involve alterations to the internal layout of the Listed Building and as such would not materially affect the external appearance of the building. Further, the proposal would see the renovation and longer term protection of this part of the building by providing the space with a purpose and function.
- 6.4 The only material change relates to the removal of the existing external staircase to the rear of the building and its replacement with a larger enclosed staircase. It is acknowledged that the change is required to meet current health and safety standards as the existing open staircase is not in a particularly good condition, with open aspect. The proposed staircase would address this issue with a replacement that is well integrated with and complimentary to the character and appearance of the Listed Building.
- 6.5 The Councils Conservation Officer raises no objections from a conservation viewpoint subject to conditions to control the external finishing materials and details. Subject to the imposition of conditions to control these matters the proposal would accord with policies Pc9, the provisions of the NPPF and the Planning (Listed Buildings and Conservation Area) Act 1990.

Impact on the Green Belt

- 6.12 The site is situated within the Metropolitan Green Belt. The National Planning Policy Framework makes provision under paragraphs 89 and 90 for the limited extension and re-use of buildings provided that any additions are not disproportionate and that the building is of substantial construction and capable of being converted.
- 6.13 In this instance the conversion of use from ancillary residential accommodation to additional classrooms would involve internal changes that would be essential for the educational use. It is therefore considered that this element of the proposal would comply with the re-use criteria specified in the NPPF.
- 6.14 With regard to the external staircase this is an essential facility to access the building. As the proposal would involve the replacement of the existing structure the development would be acceptable in principle, subject to size

and scale. In this respect, whilst the replacement staircase extension would be larger, as it would now enclose the stairs; it is not considered that the extension is of a scale that could be perceived as disproportionate or harmful to the visual amenity or openness of the Green Belt.

- 6.15 The development would therefore be in accordance with the requirements of Chapter 9: Green Belts, of the National Planning Policy Framework and policy Co1 of the Reigate and Banstead Local Plan 2005.

Access and Parking

- 6.16 The school is located on the edge of Reigate town centre and is in a relatively sustainable location for a school. The conversion does not involve a material change of use however it would facilitate an additional intake (4% increase in pupil numbers) for the coming school year.
- 6.17 The highway authority has undertaken an assessment in terms of likely net additional traffic generation, access arrangements and parking provision and has recommended that a condition be imposed to require the school to submit, update and implement a revised travel plan prior to the occupation of the additional teaching space.

Archaeology

- 6.18 The site is within an area of high archaeological potential and therefore to address this issue a condition is recommended to require archaeological works prior to the implementation of the development.

CONDITIONS (12/01658/F)

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

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL/105; PL105/B; PL110/B; PL115/B; PL120; L100.

Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010.

3. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below:
- a) The roof shall be of handmade sandfaced plain clay tiles with clay ridge tiles and bonnet tiles to hips;
 - b) All external joinery shall be of painted timber;
 - c) The eaves shall have open rafter feet of profile to match existing;
 - d) All rainwater goods shall be of painted cast metal with profiles to match existing;
 - e) All casements shall be of white painted timber with casements in each opening with projecting mullions and transoms and traditional glazing bars to match existing;
 - f) All sashes shall be white painted timber vertically sliding sashes with exposed box sashes with architrave surround and glazing bars of traditional profile to match existing;
 - g) The door shall be set back behind the reveal at one brick depth and the door hood shall have an ogee cornice of depth greater than the height of the moulding;
 - h) All brickwork shall be handmade red stock brick in English bond brickwork;
 - i) All tile hanging shall be of handmade sandfaced plain clay tiles with decorative tiles of pattern to match existing and brick stringcourse corbelling to match existing below. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of the historic integrity of the Listed Building and to accord with Reigate and Banstead Borough Local Plan 2005 policy Pc9 and Pc13.

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason:

To ensure that the archaeological potential of the site is properly recognised and addressed having regard to policies Pc8 of the Reigate and Banstead Borough Local Plan 2005.

5. Prior to any occupation of the proposed development the school shall produce and submit and updated travel plan in accordance with SCC Travel Plans Good Practice Guide to be approved in writing by the Local Planning

Authority. The school shall then implement the approved travel plan in perpetuity.

Reason:

In the interests of sustainability and managing the effects of access demands and parking provision on and near to the site with regard to policy Mo7 of the Reigate and Banstead borough Local Plan 2005.

REASON FOR PERMISSION (12/01658/F)

The development hereby permitted has been assessed against local plan policies Mo7, Cf2, Pc8, Pc9, Pc 11, Pc12, Pc13, and Co1, the National Planning Policy Framework and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

CONDITIONS (12/01659/LBC)

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2005

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL/105; PL105/B; PL110/B; PL115/B; PL120; L100.

Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010.

3. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below;
 - a) The roof shall be of handmade sandfaced plain clay tiles with clay ridge tiles and bonnet tiles to hips;
 - b) All external joinery shall be of painted timber;
 - c) The eaves shall have open rafter feet of profile to match existing.

- d) All rainwater goods shall be of painted cast metal with profiles to match existing;
- e) All casements shall be of white painted timber with casements in each opening with projecting mullions and transoms and traditional glazing bars to match existing;
- f) All sashes shall be white painted timber vertically sliding sashes with exposed box sashes with architrave surround and glazing bars of traditional profile to match existing;
- g) The door shall be set back behind the reveal at one brick depth and the door hood shall have an ogee cornice of depth greater than the height of the moulding;
- h) All brickwork shall be handmade red stock brick in English bond brickwork;
- i) All tile hanging shall be of handmade sandfaced.

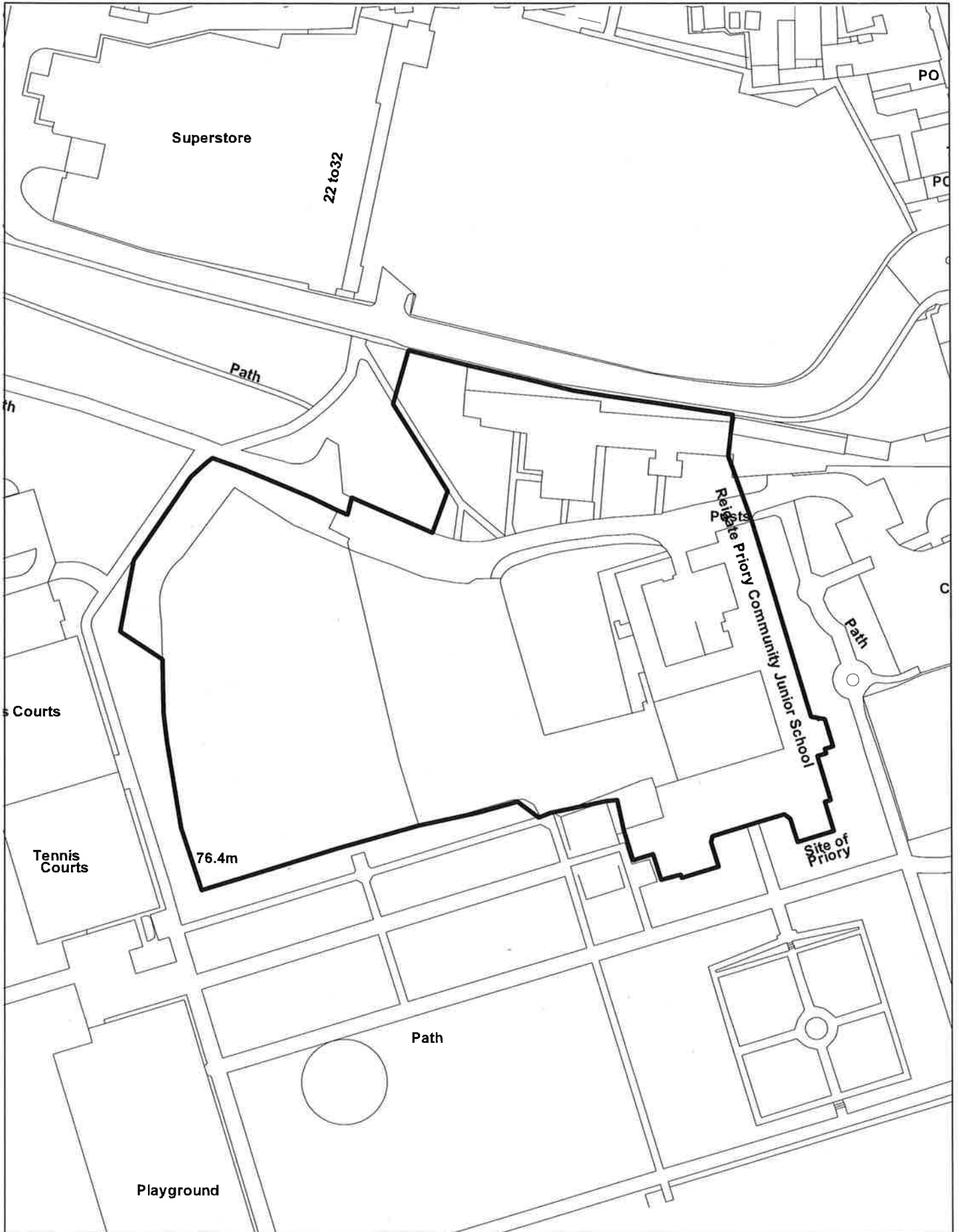
Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of the historic integrity of the Listed Building and to accord with Reigate and Banstead Borough Local Plan 2005 policy Pc9.

REASON FOR PERMISSION (08/01065/LBC)

The development hereby permitted has been assessed against development plan policies Pc9 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

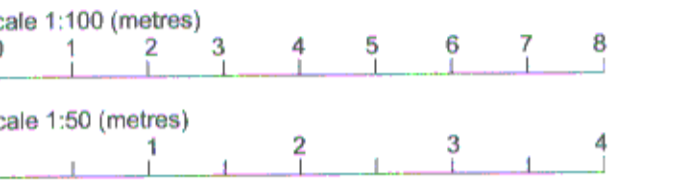
12/01658/F AND 12/01659/LBC - REIGATE PRIORY SCHOOL, BELL STREET, REIGATE



DO NOT SCALE FROM DRAWING

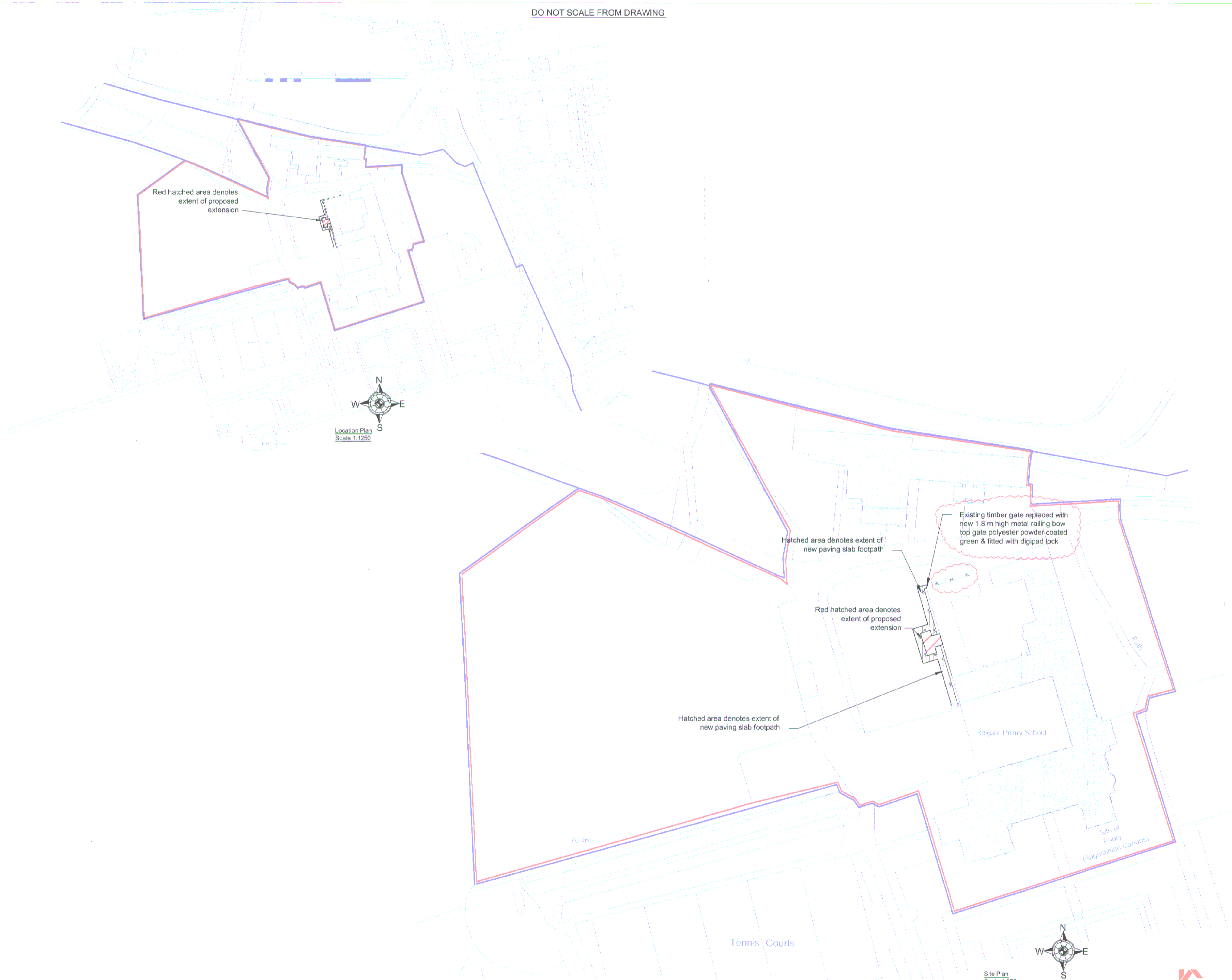
- All dimensions shown are to be verified on site by the contractor prior to manufacture/construction. Datum level of ceiling/floors to be as existing unless otherwise indicated.
- The Client is reminded of their obligations under The Construction Design & Management Regulations 2007 particularly the need to appoint a Planning Co Ordinator where required to do so under the Regulations.
- The property owner is reminded of the requirement to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirement of the Party Wall etc Act 1996.

- NOTES
- Red line denotes land owned by Reigate & Banstead Borough Council but leased to SCC for use by Reigate Priory School
 - Blue line denotes land owned by Reigate & Banstead Borough Council
 - Denotes wall mounted 38 watt 2D light fittings connected to light sensor and 7 day timer



Please check the drawing scale before taking measurements

"This copy has been made by and with the authority of Reigate and Banstead Borough Council for publication and consultation purposes and pursuant to section 47 of the Copyright, Designs and Patents Act 1988. Unless the Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner."



B	Lighting and gate design	15.10.2012
A	Boundary lines	2.10.2012
REVISIONS	DESCRIPTION	DATE
Planning Approval		15/10/2012
ISSUED FOR	DATE	
SCALE	1:1250, 1:500 & as shown	

Consultant

J.S. Surveying Associates Ltd
Building Surveying, Architectural Design, Project Management & Professional Advice
The Acurse
46 Bernhams Drive, Horley
Surrey RH6 8QU
Tel / Fax 01293 781121
email julian@jssasassociates.com

CLIENT
The Govnor's of
Reigate Priory School
Bell Street
Reigate
RH2 7RL

PROJECT & LOCATION
Additional classroom provision at
Reigate Priory School
Bell Street
Reigate
RH2 7RL

DRAWING TITLE
Location & Site Plans

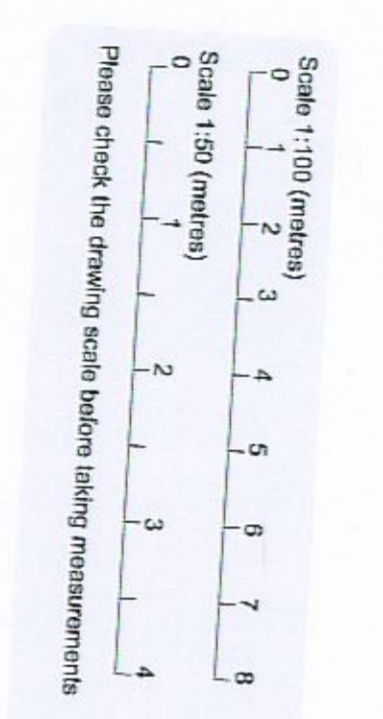
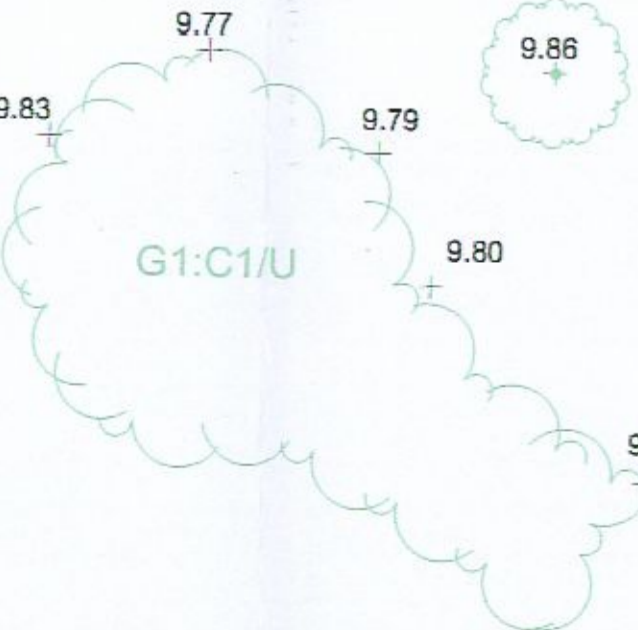
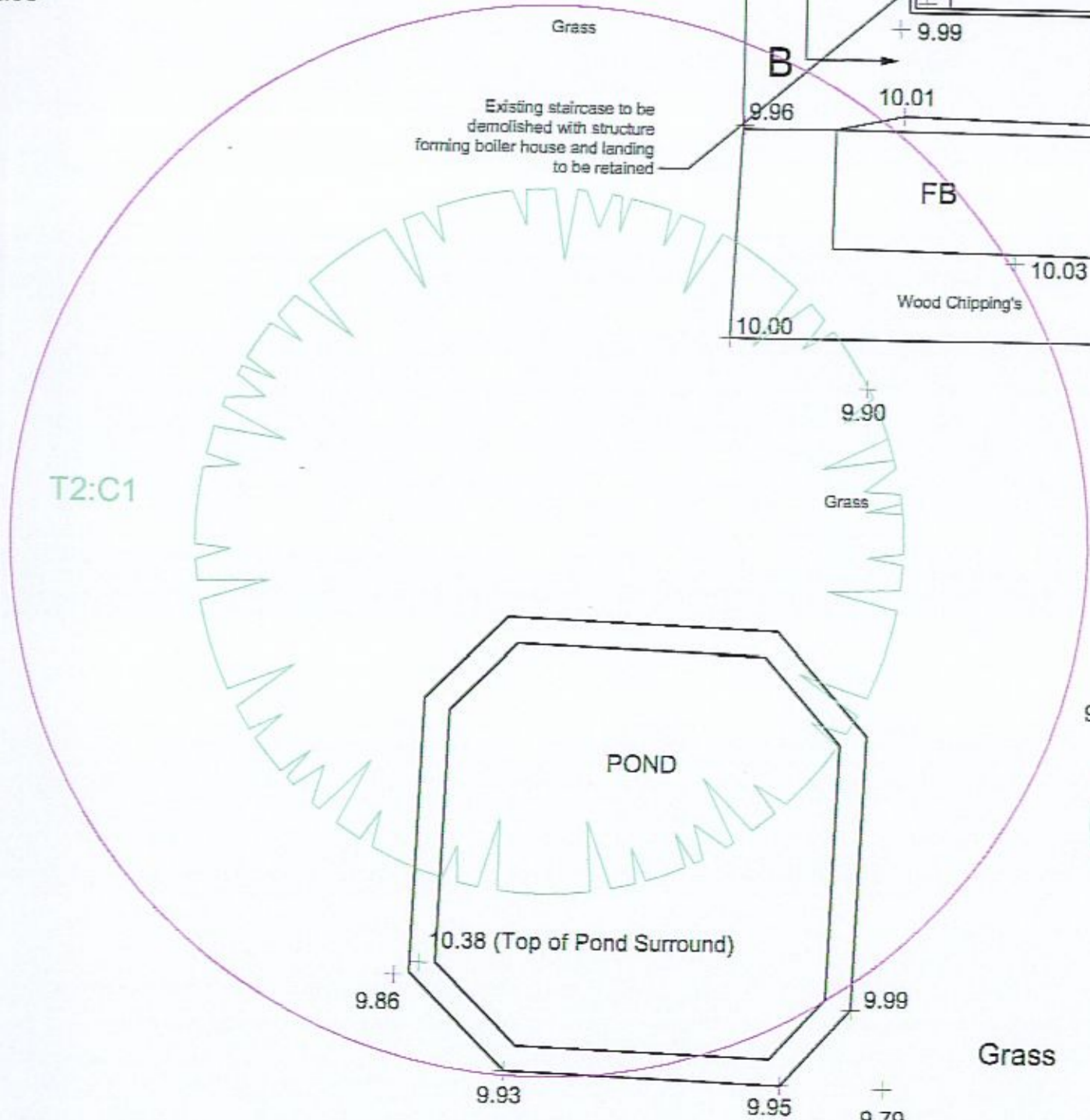
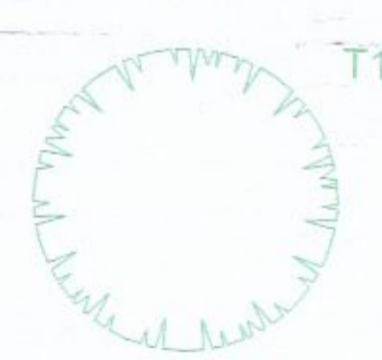
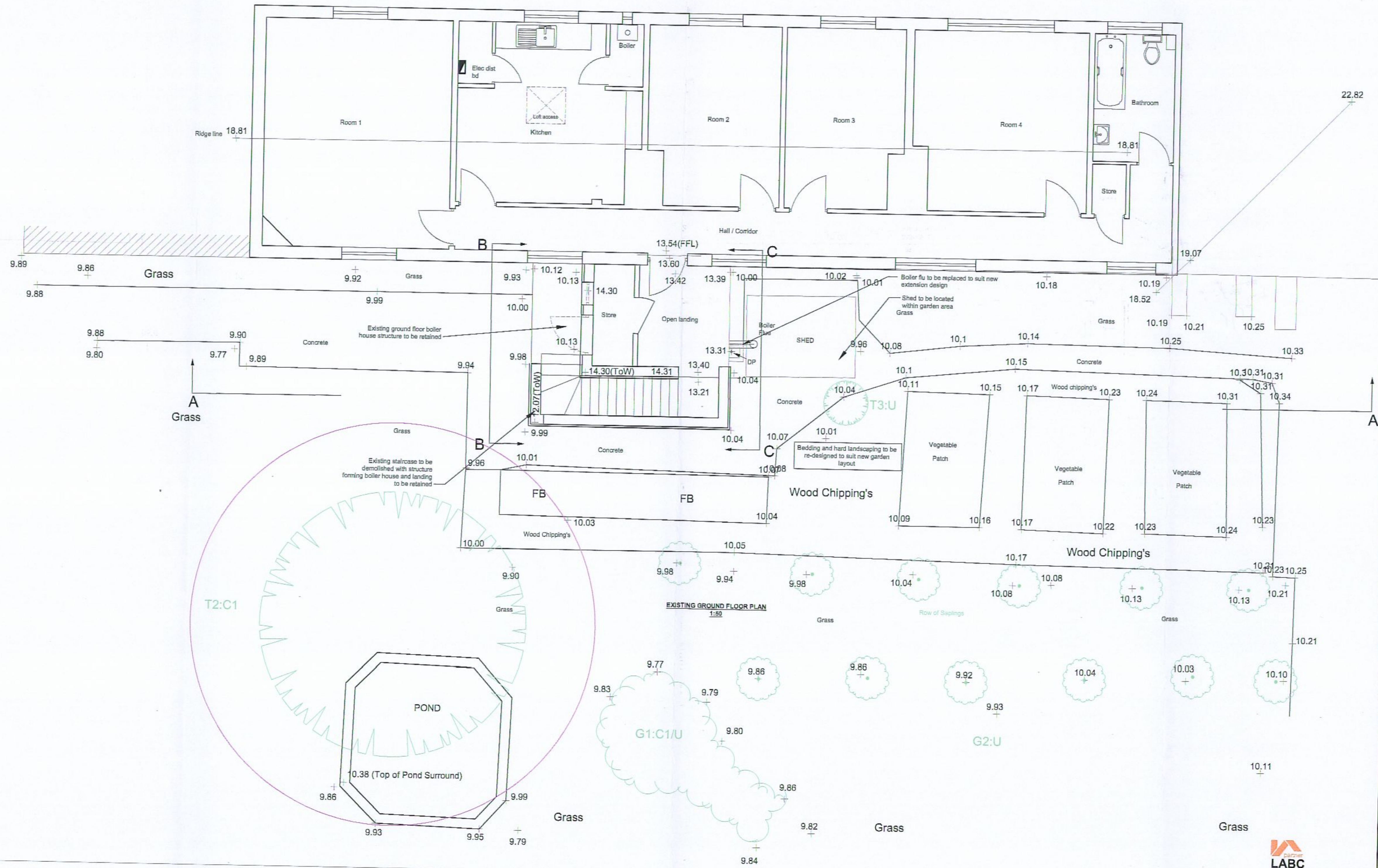
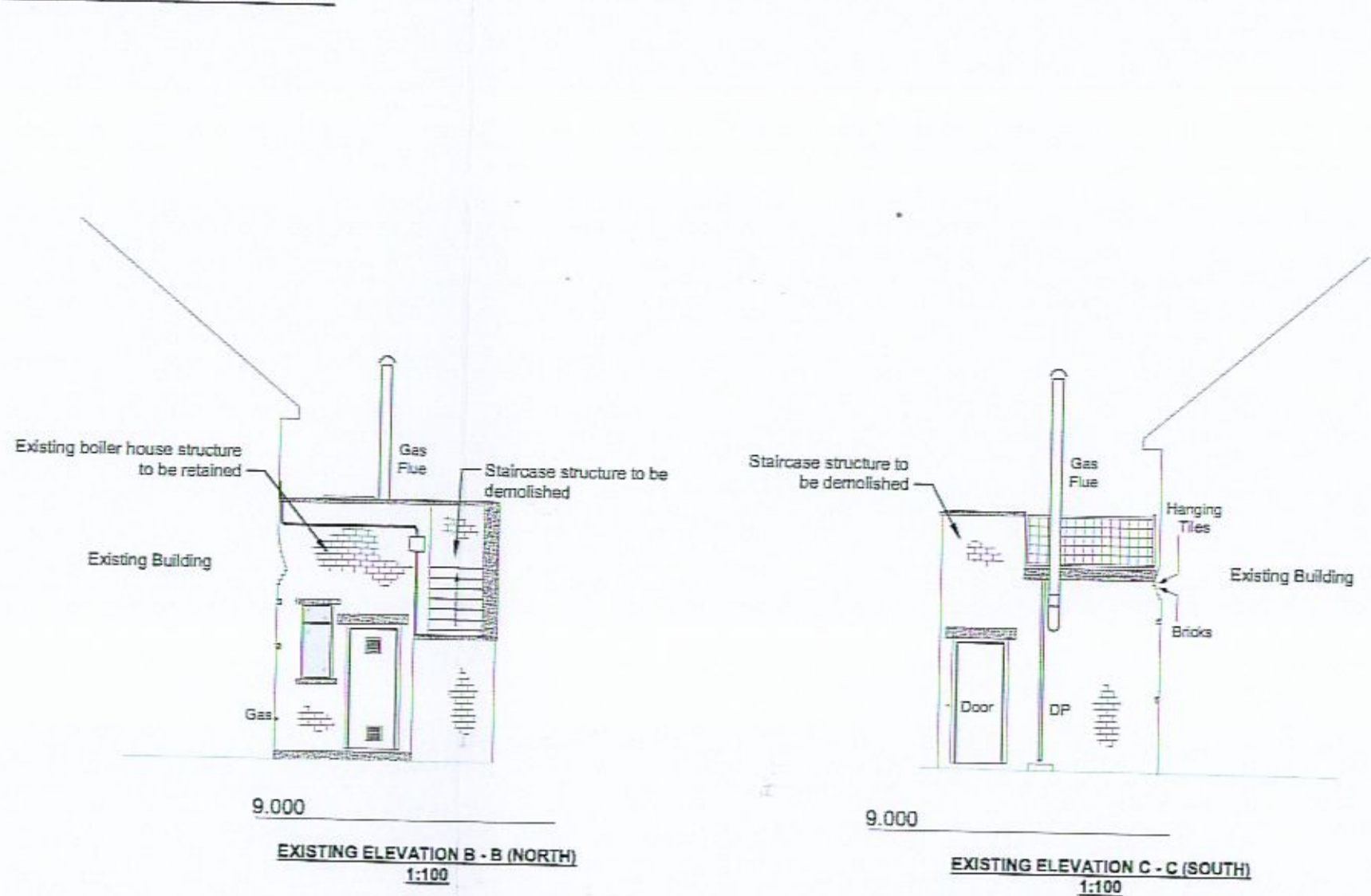
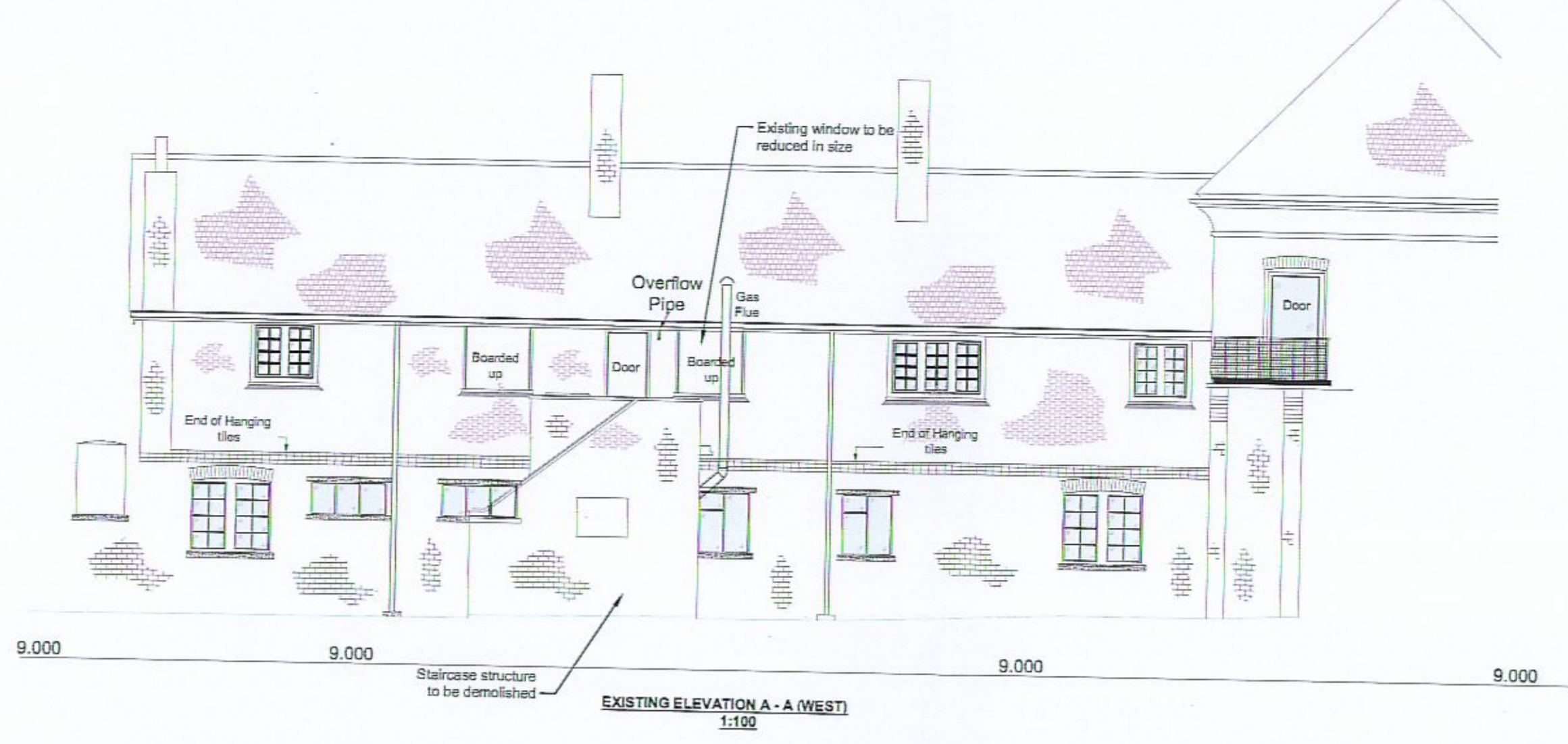
PROJECT NO 2012/004	DRAWING NO. PL105	REV B
------------------------	----------------------	----------

At original drawing size this line measures 100 mm



Copyright - This drawing is the copyright of J.S. Surveying Associates Ltd and must not be reproduced in whole or in part without their written permission.

DO NOT SCALE FROM DRAWING



NOTES
 1. All dimensions shown are to be verified on site by the contractor prior to manufacture/construction. Datum level of ceiling/floors to be as existing unless otherwise indicated.
 2. The Client is reminded of their obligations under The Construction Design & Management Regulations 2007 particularly the need to appoint a Planning Co Ordinator where required to do so under the Regulations.
 3. The property owner is reminded of the requirement to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirement of the Party Wall etc Act 1996.

"This copy has been made by and with the authority of Reigate and Banstead Borough Council for its own use and for circulation purposes and pursuant to section 47 of the Copyright, Designs and Patents Act 1988. Unless it is otherwise provided a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner."

REVISIONS	DESCRIPTION	DATE

Planning Approval	17/09/2012
ISSUED FOR	DATE
SCALE	1:50 & as shown

Consultant
J.S. Surveying Associates Ltd
 Building Surveying, Architectural Design,
 Project Management & Professional Advice
 The Acorns
 48 Benhams Drive, Horley
 Surrey RH6 9QU
 Tel: Fax 01293 781121
 email: julian@jssassociates.com

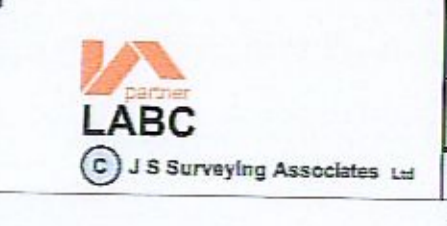
CLIENT
 The Governor of
 Reigate Priory School
 Bell Street
 Reigate
 RH2 7RL

PROJECT & LOCATION
 Additional classroom provision at
 Reigate Priory School
 Bell Street
 Reigate
 RH2 7RL

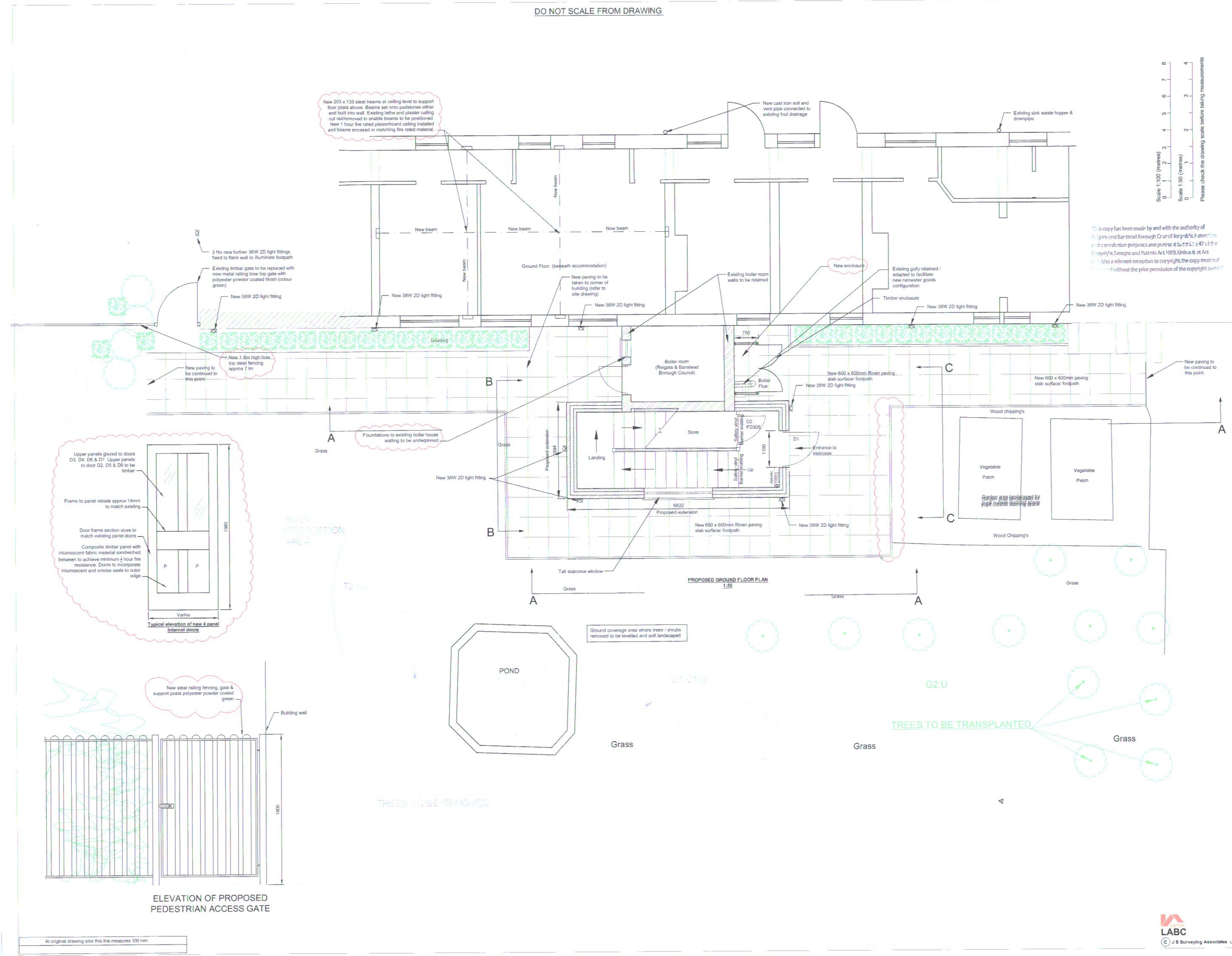
PROJECT NO 2012/004	DRAWING NO. PL100	REV 0
------------------------	----------------------	----------

Copyright - This drawing is the copyright of J.S. Surveying Associates Ltd and must not be reproduced in whole or in part without their written permission.
 Sheet Ref. A1

At original drawing size this line measures 100 mm



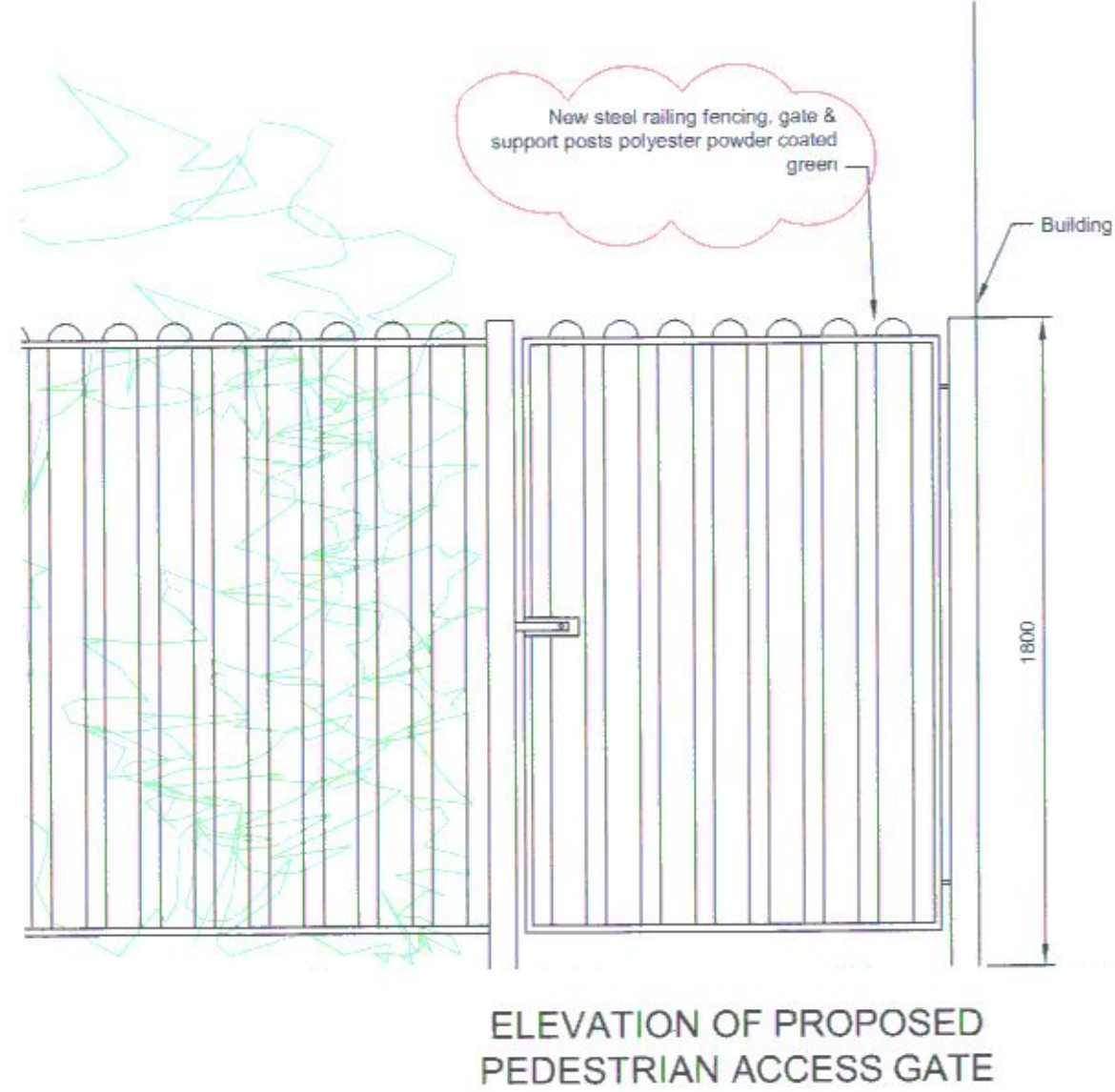
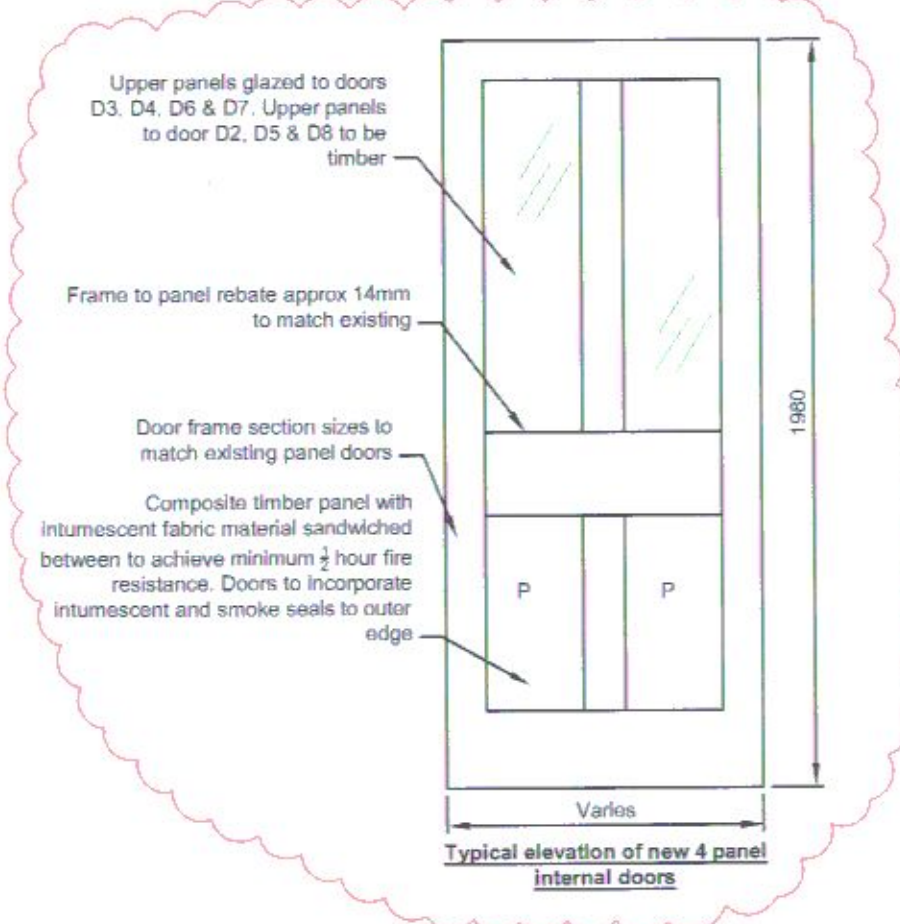
DO NOT SCALE FROM DRAWING



- All dimensions shown are to be verified on site by the contractor prior to manufacture/construction. Datum level of callouts to be as existing unless otherwise indicated.
- The Client is reminded of their obligations under The Construction Design & Management Regulations 2007, particularly the need to appoint a Planning Co Ordinator where required to do so under the Regulations.
- The property owner is reminded of the requirement to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirement of the Party Wall Act 1996.

NOTES

1. This copy has been made by and with the authority of J.S. Surveying Associates Ltd for the construction of the building and for the purposes of the Building Regulations 2007 and Part A of the Building Regulations 2007. It is a copy of the original design and drawings and is not to be used for any other purpose without the prior permission of the copyright owner.



At original drawing size this line measures 100 mm

REVISIONS	DESCRIPTION	DATE
B	Various as indicated	21.11.2012
A	Annotation, fixtures/fitting	15.10.2012

ISSUED FOR	DATE
Planning Approval	21.11.2012

SCALE: 1:50, 1:20 & as shown

Consultant:
J.S. Surveying Associates Ltd
 Building Surveying, Architectural Design,
 Project Management & Professional Advice
 The Arcade
 48 Barnham Drive, Woking
 Surrey, RH20 2JY
 Tel: Fax 01293 781121
 email: jsa@jssurveying.co.uk

CLIENT:
 The Governor of
 Reigate Priory School
 Bell Street
 Reigate
 RH2 7RL

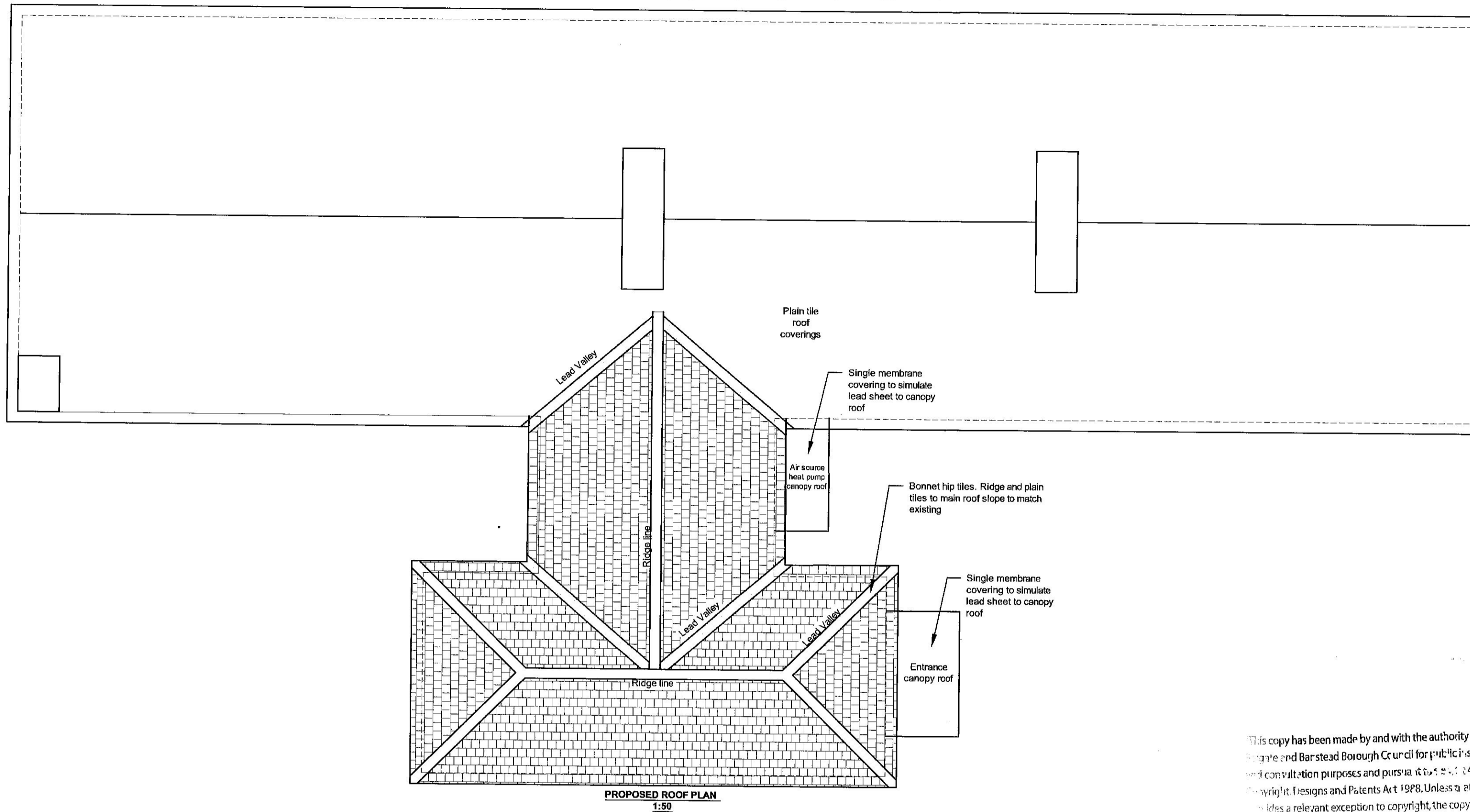
PROJECT & LOCATION:
 Additional classroom provision at
 Reigate Priory School
 Bell Street
 Reigate
 RH2 7RL

PROJECT NO.	DRAWING NO.	REV.
2012/004	PL110	B

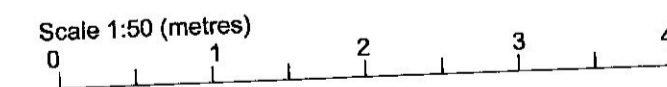
Copyright: This drawing is the property of J.S. Surveying Associates Ltd and must not be reproduced in whole or in part without their written permission.
 Sheet Ref: A1



DO NOT SCALE FROM DRAWING



This copy has been made by and with the authority of Reigate and Banstead Borough Council for public inspection and consultation purposes and pursuant to s.47 of the Copyright, Designs and Patents Act 1988. Unless it is a relevant exception to copyright, the copy must not be reproduced without the prior permission of the copyright owner.



Please check the drawing scale before taking measurements

1. All dimensions shown are to be verified on site by the contractor prior to manufacture/construction. Datum level of ceiling/floors to be as existing unless otherwise indicated.
2. The Client is reminded of their obligations under The Construction Design & Management Regulations 2007 particularly the need to appoint a Planning Co Ordinator where required to do so under the Regulations.
3. The property owner is reminded of the requirement to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirement of the Party Wall etc Act 1996.

NOTES

REVISIONS	DESCRIPTION	DATE
.....

Planning Approval	17/09/2012
ISSUED FOR	DATE
SCALE	1:50 & as shown

Consultant
J.S. Surveying Associates Ltd
 Building Surveying, Architectural Design,
 Project Management & Professional Advice
 The Acorns
 46 Benhams Drive, Horley
 Surrey RH6 8QU
 Tel / Fax 01293 781121
 email: julian@jssassociates.com

CLIENT
**The Governor's of
 Reigate Priory School
 Bell Street
 Reigate
 RH2 7RL**

PROJECT & LOCATION
**Additional classroom provision at
 Reigate Priory School
 Bell Street
 Reigate
 RH2 7RL**

DRAWING TITLE
Proposed roof plan

PROJECT NO 2012/004	DRAWING NO. PL120	REV 0
------------------------	----------------------	----------

Copyright - This drawing is the copyright of J.S. Surveying Associates Ltd and must not be reproduced in whole or in part without their written permission.

At original drawing size this line measures 100 mm



© J.S. Surveying Associates Ltd