

REPORT OF THE STRATEGIC DIRECTOR

Plan Nos: 10/22/0912
and 10/22/0913

Proposed Development: Comprehensive refurbishment and partial remodelling of the Grade II listed Victoria Building to address minor changes to the elevations and roof and internal alterations – Full Planning Application (10/22/0912) and Listed Building Consent (10/22/0913)

Site Address: New Victoria Centre, Blackburn College, Blakey Moor, Blackburn, BB2 1LH

Applicant: The Department for Education c/o BAM Construction

Ward: Blackburn Central

**Councillor Samim Desai
Councillor Mahfooz Hussain
Councillor Zamir Khan**



1.0 SUMMARY OF RECOMMENDATION

- 1.1 The proposed developments are recommended to be granted Full Planning Permission and Listed Building Consent, subject to the conditions detailed in Section 5.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 These applications are presented to the Planning and Highways Committee, in accordance with the Council's Scheme of Delegation, and given that the application site is partly within the ownership of the Council. No public comments have been received for the application so far. Should any comments be made ahead of the committee meeting, they will be presented as part of an Update Report.
- 2.2 The proposed development has been publicised through letters to residents and occupants of the nearest 11 adjacent properties, on 29th September 2022. In addition, two site notices were displayed outside of the site, on 11th October 2022.
- 2.3 The Council's development plan supports heritage and education developments, provided they constitute sustainable development, and accord with the development plan when taken as a whole.
- 2.4 The proposed developments involve the refurbishment and internal remodelling of the Grade II listed Victoria Building to improve its accessibility and usability. In support of the refurbishment, a number of internal structures are proposed, which include link bridges and a passenger lift shaft. Extensive works are also proposed to repair the external fabric of the building in order to resolve damp ingress and ventilation issues.
- 2.5 On balance, the proposals would be satisfactory from a technical point of view, with all issues having been addressed through the application process, or capable of being controlled or mitigated through appropriately worded planning conditions.
- 2.6 The key issues to be addressed in determining this application are as follows;
- Assessing impacts on the historical significance of the listed building
 - Ensuring the character of the Northgate Conservation Area is safeguarded
 - Conserving the safety and capacity of the local highway network
 - Ensuring the risks associated with flooding are minimised

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 As detailed above, the application site is a Grade II listed building that is currently subject to a range of structural issues given its age. The site is located

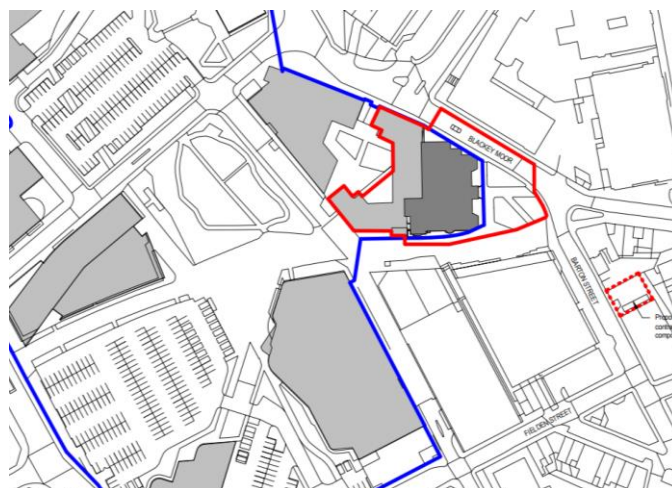
within Blackburn Town Centre and the Northgate Conservation Area. Large commercial buildings surround to three sides with the college campus positioned to the west.

Figure One – Satellite Image of the Site



- 3.1.2 The site covers an area of circa 4000 square metres and includes the footprint of the building, Jubilee Square and part of Blakey Moor. A compound area off Barton Street is also edged in a red dotted line on the submitted Location Plan. Land beyond the footprint of the building has been included to enable the logistics of the construction phase to be controlled through the submission of a Construction Method Statement. Land within the wider college campus is also shown edged in blue on the below plan.

Figure Two – Location Plan



- 3.1.3 The Victoria Building is a five-storey, brick and terracotta faced building. It has a floorarea of circa 3920 square metres and is approximately 136 years old, having been built in 1888. It has a multi-pitched slate roof and an abundance of lead detailing. The Victoria Building is connected to the younger adjoining

Elizabeth Building to which it provides both heating and power, there are also corridors linking both buildings. The Victoria Building itself is however currently in a state of disrepair with some significant fabric issues and water ingress, which need to be addressed as part of the proposed refurbishment works.

- 3.1.4 The building was constructed as 'Blackburn Technical School' from 1888, following an architectural competition to design it. It features decorated panels and stained glass windows celebrating science, technology and the arts, including key figures and inventions in these areas. The red brick and terracotta principal façade is highly decorative and very distinctive and the building is a good example of Victorian "Renaissance Revival" architecture.

Figure Three – Blackburn Technical School, shortly after construction



3.2 Proposed Development

- 3.2.1 The proposals broadly involve the re-use, refurbishment and remodelling of the Victoria Building. They have been informed by its Grade II listed nature and understanding of its significance, which has been appraised at length as part of a number of technical documents alongside pre-application discussions. All of the proposed works would be contained within the existing envelope of the building. That said, a number of strategic insertions are proposed, which include link bridges and an additional passenger lift within the enclosed light-wells to improve accessibility on all four levels. The proposals include the removal of some non-original bypass corridors in order to improve its efficiency alongside the removal of suspended ceilings.
- 3.2.2 Once refurbished, some of the spaces, principally at the upper ground floor level, will be accessible to visitors and third party users on a managed basis and for specific events or uses. Those functions would be ancillary to the primary educational operations of the building. A range of flexible shared classroom spaces would be distributed throughout the building. These are essentially the existing spaces either remodelled or renovated, or in some instances larger spaces created by returning the building back to its original

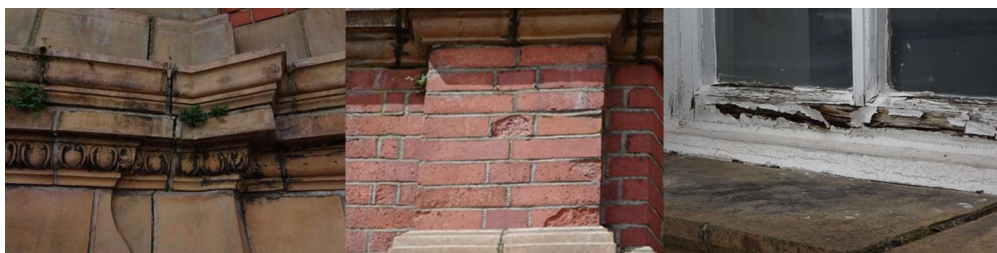
plan layout. In addition, a range of smaller staff and support spaces would be distributed throughout the building. These provide for staff preparation, small group activities, consultations, examinations, and interviews. The type, scale and nature of these spaces would vary considerably according to their location and setting within the building.

Figure Four – Proposed Upper Ground Floor Plan



- 3.2.3 Two lecture theatre spaces of differing sizes are positioned on the upper ground floor level. The proposals encompass work in both these spaces to upgrade the environments, review seating or study capacity, expand the potential range of uses, improve accessibility and improve their visibility within the building as a whole. The larger ‘Maynard Lecture Theatre’ would be remodelled and refurbished to provide an enhanced level of accommodation. The existing fixed seating array would be removed and replaced with a reconfigured seating array including study desks. Various works are also proposed to improve the function of the top floor art studio spaces, which form an original component of the building.
- 3.2.4 In relation to the proposed external works, the majority of the works detailed within the submitted information are repair works alone. Such works will not affect the character of the building as ‘like-for-like’ materials are proposed throughout. Those works involve the repair of masonry defects, removal of vegetation and repointing. Some new bricks are required in areas yet those works are expected to be minimal. Roof repairs are also required and the existing slates will be reused where ever possible.

Figure Five – Photos Showing Various Building Defects



3.2.5 Any required windows alterations are subject to further investigation works and will depend on their current condition. A Window Condition Survey has been provided with the application yet the scope of those assessments is yet to be finalised. Where replacements are required, heritage style replacements would be installed that are identical to the existing windows. The existing rooflights would be replaced with double-glazed aluminium units. Rainwater goods would be replaced throughout to increase capacity, thereby partly addressing damp ingress issues. Those details are also yet to be finalised, based on the submission documents.

Figure Six – Detailed Plan of Façade (east elevation)



3.3 Case Officer Site Photos



3.4 Development Plan

3.4.1 Local Plan Part 2 (adopted December 2015)

- Policy 9: Development and the Environment
- Policy 10: Accessibility and Transport
- Policy 11: Design
- Policy 36: Climate Change
- Policy 39: Heritage

3.4.2 Conservation Areas Supplementary Planning Guidance (SPG)

3.4.3 Listed Buildings Supplementary Planning Guidance (SPG)

3.4.4 Blackburn with Darwen Parking Standards (2014)

- Further and Higher Education: 1 car space per 2 full-time staff

4.0 **ASSESSMENT**

4.1 Designated Heritage Assets

- 4.1.1 As detailed above, the Victoria Building is a Grade II listed building that is located within the Northgate Conservation Area. Both are designated heritage assets. Policy 39 requires all development proposals that have the potential to affect any designated heritage asset, either directly or indirectly, including by reference to their setting, to sustain or enhance the significance of the asset.
- 4.1.2 In addition, development potentially affecting nationally or locally important archaeological remains will be expected to better reveal and increase understanding of those remains and their settings, unless it is demonstrated that this is not possible or desirable. The Listed Buildings and Conservation Areas SPGs generally reiterate those requirements with more specific guidance on the appearance and form of heritage developments.
- 4.1.3 The building forms a landmark feature within the conservation area and town centre and it is nationally rare in its architectural form. Therefore, any development proposals to improve its structural integrity would be welcomed propositions. Such positions are identified in the positive comments provided the BwD Heritage Advisor and the Town Centre Manager. The building is currently subject to a number issues with particular reference to damp ingress and limited ventilation.
- 4.1.4 The proposed works therefore provide significant public benefits as they would improve the appearance of the building whilst also securing its structural integrity into the foreseeable future. They would also improve the thermal efficiency of the building, thereby contributing towards the overarching objectives of Policy 36 whilst also providing further public benefits.

- 4.1.5 The limited number of internal interventions required that effect the historic fabric of the listed building can be justified, which are proposed in order to improve connectivity and usability. Moreover, any external works proposed would be implemented with the use of sympathetic materials with 'like for like' replacements predominantly proposed. A certain level of ambiguity is detailed within the submitted information regarding some of the works proposed. That said, such positions are understandable given the scale and complexities of the refurbishment works required.
- 4.1.6 A comprehensive review of the proposals has been undertaken by the BwD Heritage Advisor and they are wholly supportive of the project due to the extensive number of public benefits that would be provided. Given the amount of work that has been afforded to the project so far in the form of the production of a suite technical documents, there is comfort that the proposed works would be implemented in an appropriate manner. Such a position ultimately negates the requirement for planning conditions to be imposed to further control any outstanding matters with reference to materials, finishes etc.
- 4.1.7 A condition is recommended however to ensure the proposals are implemented strictly in accordance with the information contained within the submission documents. Such a condition is necessary in order to ensure a satisfactory form of development is achieved in the context of the listed building and conservation area.
- 4.1.8 A wider review of the proposals has been undertaken by LCC Archaeology and no objections have been raised. A condition has been advised regarding the implementation of a programme of archaeological recording and analysis, which is recommended to be added. Such a condition is necessary in order to safeguard the recording and inspection of matters of archaeological/historical importance associated with the listed building.
- 4.1.9 Subject to compliance with those conditions, the proposed development would meet the statutory requirement to 'sustain', thereby complying with the core objectives of Policy 39 together with the guidance contained within the Listed Buildings and Conservation Areas SPG.

4.2 Highways and Parking

- 4.2.1 The site occupies a town centre location with an abundance of parking opportunities nearby. Policy 10 outlines a general requirement for all development proposals to not prejudice road safety, or the safe, efficient and convenient movement of all highway users. Parking should also be provided in accordance with the BwD Parking Standards.
- 4.2.2 A Transport Note has been submitted with the application, which has been appraised by BwD Highways alongside the wider merits of the proposals. The parking requirements of the site are likely to remain unchanged from the development. In addition, the site has access to regular public transport links given its central location.

- 4.2.3 An initial overview of the logistics of the construction phase has been provided within the submitted Transport Note. The proposals comprise of major works and Blakey Moor is positioned immediately adjacent, which is a main town centre two-way thoroughfare. As identified by BwD Highways, the Network Manager should be made aware of any required disruptions to the local highway network and those details should be finalised as part of a Construction Method Statement. A condition is recommended to control those details.
- 4.2.4 Such a document can also be used to finalise a number of other logistical matters concerning the construction phase, including contractor parking and the required locations of plant and scaffolding. The compound area on Barton Street can provide a certain level of storage capacity yet further capacity is likely needed closer to the site. Subject to those details being finalised through the submission of a Construction Method Statement, the proposed development would be acceptable in relation to highways and parking, in accordance with the relevant requirements of Policy 10.

4.3 Flooding and Drainage

- 4.3.1 The application site is positioned entirely within Flood Zone 1 and has a low vulnerability to sources of fluvial flooding. That said, the site is partly at risk to sources of pluvial flooding. Policy 9 requires all development proposals to avoid unacceptable impacts on environmental interests, including flood risk. A Preliminary Flood Risk Assessment has been submitted in support of the application.
- 4.3.2 BwD Drainage have reviewed the submitted assessment and the merits of the application as a whole. No objections have been raised yet a condition has been advised regarding the submission of additional surveys to investigate the potential for basement flooding and any required measures of mitigation, which is recommended to be added. Subject to compliance with that condition, the proposed development would be acceptable in relation to flooding and drainage, in accordance with the relevant requirements of Policy 9.

4.4 Summary

- 4.4.1 These applications seek Full Planning Permission and Listed Building Consent for the comprehensive refurbishment and partial remodelling of the Grade II listed Victoria Building. Subject to appropriate conditions, the proposed developments would be acceptable on all the relevant planning grounds, in accordance with the policies and guidance notes detailed in Section 3.4.
- 4.4.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Subject to appropriate conditions, the proposals would be acceptable in terms of designated heritage assets, highways and parking, and flooding and drainage.

- 4.4.3 The developments therefore comply with the development plan. There is a positive presumption in favour of approving the developments and there are no material reasons to object to the applications.

5.0 RECOMMENDATION:

That delegated authority is given to the Strategic Director of Growth and Development to approve planning permission for the Full Planning Application (10/22/0912) and Listed Building Consent (10/22/0913), subject to the following conditions;

5.1 Full Planning Application

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

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 5.1.2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan (FE013-ADP-VB-00-D-A-0950), FE013-ADP-VB-00-D-A-0960, FE013-ADP-VB-00-D-A-0970, FE013-ADP-VB-00-D-A-1000, FE013-ADP-VB-00-D-A-1001, FE013-ADP-VB-00-D-A-1002, FE013-ADP-VB-00-D-A-1003, FE013-ADP-VB-00-D-A-1020, FE013-ADP-VB-00-D-A-1021, FE013-ADP-VB-00-D-A-1022, FE013-ADP-VB-00-D-A-1023, FE013-ADP-VB-00-D-A-1024, FE013-ADP-VB-00-D-A-1025, FE013-ADP-VB-00-D-A-1026, FE013-ADP-VB-00-D-A-1027, FE013-ADP-VB-00-D-A-1028, FE013-ADP-VB-00-D-A-1029, FE013-ADP-VB-00-D-A-1200, FE013-ADP-VB-00-D-A-1201, FE013-ADP-VB-00-D-A-1202, FE013-ADP-VB-00-D-A-1203, FE013-ADP-VB-00-D-A-1210, FE013-ADP-VB-00-D-A-1211, FE013-ADP-VB-00-D-A-1212, FE013-ADP-VB-00-D-A-1213, FE013-ADP-VB-00-D-A-1310, FE013-ADP-VB-00-D-A-1311, FE013-ADP-VB-00-D-A-1312 and FE013-ADP-VB-00-D-A-4001.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

- 5.1.3 The materials and finishes to be used for the construction of the development hereby approved shall be as stated on the submitted application form, Planning Statement, Outline Specification and approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

REASON: Those materials/finishes are acceptable for this development and site, in the interests of preserving the historical significance of the listed building, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

- 5.1.4 No development shall commence on site unless and until, the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: In order to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

- 5.1.5 No development shall commence on site unless and until, a Construction Method Statement has first been submitted to and approved in writing by the Local Planning Authority, which shall provide for but not be exclusively limited to the following;

- a) The parking of vehicles of site operatives and visitors;
- b) The loading and unloading of plant and materials;
- c) The storage of plant and materials;
- d) The locations of any required scaffolding;
- e) The locations of operational cranes, where relevant;
- f) Measures to control the emissions of dust and dirt;
- g) Measures to control noise and vibrations;
- h) A scheme for the recycling/disposing of waste;
- i) Any required security hoardings;
- j) Details of the type, position and height of any required external lighting, and;
- k) Details of working hours.

The development shall thereafter be implemented in strict accordance with all of the measures detailed within the approved Construction Method Statement, unless otherwise agreed in writing.

REASON: In order to control the logistics of the construction phase, in the interests of highway safety, and to comply with the requirements of Policy 10 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

- 5.1.6 No development shall commence on site unless and until, drainage surveys investigating potential causes of basement flooding together with any required measures of mitigation have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved details, unless otherwise agreed in writing.

REASON: In order to ensure adequate measures are put in place to manage the risks associated with flooding, in the interests of achieving sustainable development, and to comply with the requirements of Policy 9 of the Blackburn

with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

5.2 Listed Building Consent

- 5.2.1 The works hereby approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

- 5.2.2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan (FE013-ADP-VB-00-D-A-0950), FE013-ADP-VB-00-D-A-0960, FE013-ADP-VB-00-D-A-0970, FE013-ADP-VB-00-D-A-1000, FE013-ADP-VB-00-D-A-1001, FE013-ADP-VB-00-D-A-1002, FE013-ADP-VB-00-D-A-1003, FE013-ADP-VB-00-D-A-1020, FE013-ADP-VB-00-D-A-1021, FE013-ADP-VB-00-D-A-1022, FE013-ADP-VB-00-D-A-1023, FE013-ADP-VB-00-D-A-1024, FE013-ADP-VB-00-D-A-1025, FE013-ADP-VB-00-D-A-1026, FE013-ADP-VB-00-D-A-1027, FE013-ADP-VB-00-D-A-1028, FE013-ADP-VB-00-D-A-1029, FE013-ADP-VB-00-D-A-1200, FE013-ADP-VB-00-D-A-1201, FE013-ADP-VB-00-D-A-1202, FE013-ADP-VB-00-D-A-1203, FE013-ADP-VB-00-D-A-1210, FE013-ADP-VB-00-D-A-1211, FE013-ADP-VB-00-D-A-1212, FE013-ADP-VB-00-D-A-1213, FE013-ADP-VB-00-D-A-1310, FE013-ADP-VB-00-D-A-1311, FE013-ADP-VB-00-D-A-1312 and FE013-ADP-VB-00-D-A-4001.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

- 5.2.3 The materials and finishes to be used for the construction of the development hereby approved shall be as stated on the submitted application form, Planning Statement, Outline Specification and approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

REASON: Those materials/finishes are acceptable for this development and site, in the interests of preserving the historical significance of the listed building, and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

- 5.2.4 No development shall commence on site unless and until, the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: In order to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings and to comply with the requirements of Policy 39 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

6.0 RELEVANT PLANNING HISTORY

- 6.1 10/14/0566 – Partial window replacement works (& associated repair & refurbishment works to existing windows that are to be retained) – Approved, with conditions – July 2014.
- 6.2 10/08/0917 – Comprehensive refurbishment of external elevations, reparations and internal modifications – Approved, with conditions – November 2008.
- 6.3 10/02/0909 – Demolition of redundant single storey workshops to the rear of main building and their replacement with modern teaching accommodation and a new lift, linked to the existing building, to provide greatly improved disabled access – Approved, with conditions – February 2003.
- 6.4 10/02/0907 – New Teaching Accommodation (site area 4,235 sq.m.) – Approved, with conditions – Approved, with conditions – February 2003.

7.0 CONSULTATIONS

- 7.1 BwD Heritage Advisor – In terms of the work, I think the alterations are adequately justified. The supporting documents explain the difficulties being encountered at the moment - water ingress, damp, dry rot which have resulted in reduced college use of the space available. I think work which seeks to resolve these matters will likely be deemed to bring forward considerable public benefits, which can be used in the LPA's planning balance against some of the limited harms caused by the works themselves.

The Supporting Statement identifies the opportunities available to better reveal the significance of the building. Some of this work will include positive work like alterations to the existing room layout, lecture theatre and top floor art studio spaces.

I very much support the works to resolve the existing building problems of damp and poor ventilation and improve accessibility for college users. Improving these aspects will no doubt enhance the use of the building and bring above positive sustainable benefits.

Some of the internal interventions shown are the creation of a new lift, room re-configuration and works to provide level access. Given the type of intervention taking place the impact on the significance will be low/slight.

Under P.202 of the NPPF the LPA can weigh the harm to significance against the public benefits. This includes securing its optimum viable use. In this

context bringing the front suite of college rooms back into active use will carry considerable public benefit.

(Further comments) I have read through the submission documents which includes a comprehensive suite of documents, including the following relevant documents;

- Statement of Significance – Mott Macdonald (Nov 2021)
- Heritage Impact Assessment – Dianna Fletcher (Sept 2022)
- Planning Statement – RPS group (Aug 2022)
- D&A Statement – ADP Manchester (Sept 2022)
- Building fabric Condition Survey – Baker Mallett LLP (Aug 2021)

Other details provided include a Material Specification, Paint Analysis report, Window Condition Survey, Roof Condition Survey and annotated drawings showing itemised building fabric defects.

Overall, I found the submission to be very detailed and all aspects of work to the building refurbishment suitably considered and where change is proposed, justified.

(Proposals) Largely the proposals involve refurbishment and re-use of the principle front range of the original 1888 Technical College. This work involves extensive repairs to the exterior including the roof and some internal alterations to allow better access to the rooms and spaces provided.

(Duty under Act – Legislation) The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPA's should, in coming to decisions, consider the principle Act. Which states the following:

(Listed Buildings - Section 66[1]) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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 Framework) In determining planning applications LPA's should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

P.199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be

applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance. P.200 states that loss or harm to the significance of designated heritage assets needs clear and convincing justification. P.202 identifies that where a proposal would 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.

(Local Plan) In determining the planning application the Council should take account of;

- Policy CS17 (Built and Cultural Heritage)
- Local Plan Part 2 – Policy 39
- Northgate Conservation Area Character Appraisal, June 2009
- Northgate Conservation Area Development Guide, June 2009

(Assessment) As indicated in my earlier comments and in the pre-application discussions which have taken place I find this application to be positive in its approach and that the works to the building are well justified and on the whole represent improvement to the listed building. Clearly the works to actively refurbish and re-occupy the original spaces of the Technical College carries with it considerable public benefits as the continued use will help sustain the building into the future.

I agree with the assessment of Significance stated in the Mott Macdonald report (Chapter 4), the opportunities to better reveal its significance (Chapter 5) and the Conclusions (Chapter 6). The attached plans highlight the areas of the building with the different levels of significance. I commend the approach taken in this respect.

The Heritage Impact Assessment follows on from the above report and seeks to test the proposals against the agreed significance. I agree that some proposed interventions are harmful. The insertion of the lift within the existing light-well involves change and alteration away from the original design and has a slight negative impact. Clearly this harm is offset by the significant benefits gained in the access and circulation around the building allowing for a better use of the floors.

Changes to the floors to provide level access and avoid steps will be reversible and whilst causing some minor visual change will have negligible impact on the internal character/significance of the building. Re-opening up larger spaces and removing modern C20 partitions will be beneficial as will works to the principle rooms including the Headmasters Office on the upper GF.

Changes due to fire safety including the introduction of secondary glazing and new fire doors around the central stair will cause some loss of significance. However, I would regard this to be low in impact/magnitude and well justified. External changes and changes at roof level are minimal and will have negligible impact.

Overall, I agree with the conclusions contained in the HIA that the sum of the impacts will be low and would fall at the low end of the *less than substantial* range.

However, in the context of the national guidance I feel the works would have a positive effect on the listed building. I am mindful that the works would re-invigorate the building and help the College actively re-use the most historically significant parts of the college building. In the LPA's planning balance this can be considered to be a public benefit and accords with the guidance in P.197 of the NPPF which states that LPA's should take into account the desirability of sustaining heritage assets and putting them into viable uses.

Paragraph 202 of the NPPF allows LPA's to weigh the degree of less than substantial harm against the benefits accrued from the works. Whilst great weight should always be given to any harm (P.199) LPA's can consider the sustainable benefits. In this case I feel the benefits far outweigh the limited low level harm by undertaking some aspects of the work and in doing so the scheme would accord with the guidance contained in Chapter 16 of the NPPF.

(Conclusion) As I am required to do so, I have given the duty imposed by s.66 of the P(LBCA) Act 1990 considerable weight in my comments.

For the reasons above I consider that the proposed would meet the duty to preserve required by the act and the requirements laid down in Chapter 16 of the NPPF. Any minor harm caused by the works to enable the re-use are outweighed by the benefits gained by the active re-use and refurbishment of the building. As such I feel the proposal would accord with Policy CS17 (Built and Cultural Heritage) of the Core Strategy and Policy 39 of the Local Plan.

In relation to the planning conditions, this is difficult to determine as they have submitted the condition survey information and are not proposing new windows or RWG's. As I have previously indicated you could say a lot of this work does not need LBC and would be 'like for like' repair. The repairs are largely covered by the annotated elevations and submitted reports. On this basis you might only need a Condition relating to the submission of new materials if repair is not possible. However even this might not be relevant/necessary?

- 7.2 BwD Highways – I have reviewed the Transport Note submitted in support of 10/22/912. The proposals do not result in a significant increase in teaching space and are not expected to result in any increase in the number of staff or students. There are no long-term changes in the level of parking to be provided and the proposals include improved accessibility for the mobility impaired which is welcomed.

There would be some temporary impacts, including potential impacts on Blakey Moor. I would expect there to be engagement and agreement of a Construction Method Statement (to be conditioned) with the Network Manager.

My only concern with the application relates to the suggestion within the Transport Note that contractors will use existing public car parks. I would expect

that some contractor vehicle types would not be suited to public car parks and that there would be some impact on-street in and around the college campus. Again, the management measures to minimise indiscriminate contractor parking can be covered through the submission of a Construction Method Statement, which can be conditioned. Subject to appropriate conditions being attached requiring such a documents to be agreed with the Network Manager, I am supportive of the application.

- 7.3 BwD Town Centre Manager – Knowing the current poor condition (which is almost unusable in its current state) of this important and beautiful building in the town centre this is a massive opportunity to conserve, restore and secure its future.

This looks a sensitive and ambitious scheme restoring some of the buildings original layout and making right some of the previous alterations and inappropriate and piecemeal interventions, retaining its original use as an educational establishment and also embedding net zero into the project, which is really exciting. I therefore wholeheartedly support the proposals. I think it's important there is a strong maintenance plan and the College implement it but hopefully conditions of the funding will require this.

- 7.4 BwD Growth Team – My only comment is regard to the works management plan and how traffic/pedestrians flows are going to be managed and maintained around the site. I haven't seen any revised proposals with regards to Blakey Moor as of yet. This should be conditioned.

- 7.5 BwD Drainage – No objections. Should this application be approved, a condition should be imposed regarding the submission of drainage surveys as well as investigation into the cause of basement flooding together with subsequent mitigation proposals. Such a condition is necessary in order to ensure that the development is not at risk of flooding.

- 7.6 LCC Archaeology – The application affects a significant historic building, an example of Victorian "Renaissance Revival" architecture and an example of the movement in the 19th century to provide education for the working classes both to provide people for the more technical jobs required as industry and commerce become more complex and to provide facilities for the philosophy of "self-improvement", for people who may have had relatively low levels of formal education before going into the workforce but who wanted to gain more education, to function.

The building has undergone changes during its life as an educational establishment and those are in themselves interesting as they trace the changes over the hundred and forty years or so that it has functioned as a place of teaching and learning.

We would advise therefore that a formal archaeological building record be made of the building, as it exists today, and with appropriate recording put in place during internal alterations to record any features that have been hidden

or altered during its working life (former doorways blocked and concealed under plaster finishes for example).

From the detailed documentation submitted with the application it is probable that there are sufficient architect's plans, drawings, and photographs that the basic record can be compiled by the selection of appropriate material, the recording of features during work would need to be an ongoing process while stripping out of false ceilings, wall finishes etc. was being done.

We would advise therefore that to ensure a formal record of the building is created and posited with the appropriate archives that an appropriate condition be attached to any permission that may be granted.

7.7 Ward Cllrs

7.8 No public responses received

8.0 CONTACT OFFICER: Christian Barton – Planning Officer

9.0 DATE PREPARED: 3rd November 2022

10.0 SUMMARY OF REPRESENTATIONS

10.1 None received.