KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS - REGULATION 3 TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 (AS AMENDED)

Reference No:	2020/48/94079/W
Site Address:	King James School, St Helens Gate, Almondbury, Huddersfield, HD4 6SG
Description:	Erection of external canopy for outdoor eating area & conversion of existing Classroom and Office to extend existing Main Dining Hall and external alterations (Within a Conservation Area)
Recommending Officer:	Katie Chew

DECISION - Grant planning permission under Regulation 3

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Neil Bearcoft

AUTHORISED OFFICER

Date: 25-Feb-2021

Officer Report

Site Description

King James School, St Helens Gate, Almondbury, Hudderfsield, HD4 6SG

King James School is located off St Helen's Gate Road in Almondbury. The school site comprises of a Grade II Listed entrance building attached to several other buildings which were constructed over numerous decades in a mixture of architectural styles. Materials are prominently natural stone.

The site is located within the Green Belt and within Almondbury Conservation Area. To the west of the built campus are associated playing pitches/facilities, with open countryside to the south and east. to the north is Almondbury centre.

Listing description –

ST HELEN'S GATE 1. 5113 (West Side) Almondbury Entrance block and extensions to north and north-west at King James' Grammar School SE 1714 45/9 3.3.52. II 2. The earliest buildings on the site (1610) no longer exist. Entrance block rebuilt by the master, Samuel Brook, some time between the Bishop's Visitations of 1743 and 1764. Hammer dressed stone. Pitched and sprocketed stone slate roof. 2 storeys. Tall hammer dressed stone stacks. 1st floor has one 4-light, 2 3-light and one 2-light stone mullioned sashes with glazing bars. Ground floor has one 4-light and two 3-light stone mullion sashes with glazing bars. 2-storeyed passage along rear added in 1848. Extension to north-west was built on the site of earlier buildings in 1848, with a dormitory above it, completed in 1849. Architect Richard Armitage (an old boy). Contractors Messrs Walter Capper and Jenkinson. Hammer dressed stone. Pitched stone slate roof: coped gable ends on cut kneelers. 2 storeys. Schoolroom below, dormitory above. 1-storey porch extension at north-west angle. South side has 2 ranges of 4-light stone mullioned windows with hoodmoulds, of which only one has all 3 mullions intact. West side has one 2-light window with Perpendicular Gothic tracery and stained glass, hoodmould over. North side has one range of 4-light stone mullioned windows with hoodmoulds, both with 2 mullions removed. Porch has gable coping on cut kneelers. Extension to north probably dates from circa 1848. Ground floor has a 4-light stone mullioned window with hoodmould, diagonally placed vertical iron bars and lead glazing bars with (apparently) old glass: ie it may well be a window re-used from the C18 building, or even the building of 1610. Interior The schoolroom of 1848 has a marble tablet to the Rev Alfred Easther (Master: 1848-76), to whose initiative much of the C19 recovery and expansion of the school was due. The school was founded in 1547, but in 1608 Thomas Beaumont of Whitley Beaumont secured a royal charter for it. In the C19 it expanded to take in boarders. In 1860 it acquired a covered playground (The Cloisters) which became a science laboratory in 1868 and was demolished in 1938. In 1880 the wing to the south (not included) was added, comprising a classroom with dormitory and master's room above, and kitchen with bedrooms for domestic staff. In 1883 further additions (also not

included) were made, comprising a new schoolroom plus classroom with dormitory and master's room above. Both these additions were designed by W S Barber of Halifax.

Description of Proposal

The application seeks planning permission for the erection of external canopy for outdoor eating area & conversion of existing Classroom and Office to extend existing Main Dining Hall and external alterations (Within a Conservation Area).

The proposal is to enable greater dining capacity located in one place, sufficient science laboratory classrooms to support the curriculum and safer, more efficient circulation and emergency exit routes.

The alterations proposed are summarised below and include:

- The installation of a hollow steel box section canopy painted in black within the existing 'sloping outdoor space' (previously used as a science garden) identified as no. 4 on drawing no. GA001. The canopy will have a clear glass or profiled polycarbonate sheet roof and will be erected on a hard landscaped area which will need to be levelled out and new paving is to be provided. The canopy is to measure approximately 7.3m x 7.6m, with a maximum height of around 4.1m. 2 new openings are also proposed within this area to provide a new circulation route throughout the school.
- Within the wing of the school identified as the 'Stable Block' the existing year 11 common room and café and kitchen are to be converted into a fully equipped science classroom with laboratory store and offices. The conversion will include internal remodelling and the exterior of the building will remain unchanged to the front. To the rear there will be the introduction of a pair of double-glazed doors and facing materials, this will also include the installation of a new flight of stairs which will provide additional circulation and an emergency exit route.
- Finally, the classroom and office and stores identified as nos. 2 & 3 on drawing no. GA001 are to be converted into additional dining space for students. The works will include the removal of some walls to open up the space to the existing dining room, and the double doors and window elements relating to the dining room extension works will use aluminium polyester powder coated double 'e' glazed windows and panelled entrance doors/flush escape doors. A set of new steps are to be installed down from the new dining area to provide an additional emergency exit route.

No changes are proposed to the existing access or car parking arrangements, and there will be no loss of existing soft/hard standing play areas.

History of negotiations/amendments received

No amendments have been requested in this instance.

Relevant Planning History

2020/94081 - Listed Building Consent for the conversion of existing Year 11 Dining Room into Science Lab with additional external access steps to rear (Within Conservation Area). Pending consideration.

2020/92657 – Erection of 10 classroom teaching block and formation of car parking area with associated engineering and landscape works (within a Conservation Area). Approved 21st January 2021.

2018/90957 – Variation condition 1 (timescale) on previous permission 2013/91392 for variation of condition 1 (timescale) on previous permission 2008/91773 for erection of classrooms and provision of new parking. Approved 16th May 2018.

2016/93894 – Discharge of conditions 3 (materials), 5 (landscaping), 6 (drainage), 7 (soakaway), 8 (surfacing) on previous permission 2013/91517 for erection of two storey sports pavilion and formation of car park (within a Conservation Area). Split decision 10th Feb 2017.

2015/93175 -Variation of condition 2. (plans) on previous permission 2013/91517 for erection of two storey sports pavilion and formation of car park (within a Conservation Area). Approved 1st December 2015.

2013/91392 – Variation of condition 1 on previous permission 2008/91773 for erection of classrooms and provision of new parking. Approved 26th July 2013.

2013/91518 – Conservation Area Consent for demolition of existing sports pavilion. Approved 23rd January 2014.

2013/91517 – Erection of two storey sports pavilion and formation of car park (within a Conservation Area). Approved 23rd January 2014.

2008/91773 – Erection of classrooms and provision of new parking. Approved 3rd July 2008.

2006/90573 – Renewal of previous permission for erection of temporary school unit (within the curtilage of a listed building)(within a Conservation Area). Approved 5th April 2006.

2006/90572 – Renewal of previous permission for erection of temporary mobile double classroom with ramped access and escape stairs (within the curtilage of a listed building, within a Conservation Area). Approved 4th April 2006.

2005/92492 – Erection of temporary school unit (within a Conservation Area). Approved 3rd August 2005.

2004/93203 – Erection of temporary mobile double classroom with ramped access and escape stairs (within the curtilage of a listed building). Approved 10th September 2004.

2003/93941 – Erection of fencing (within the curtilage of a Listed Building). Approved 19th November 2003.

2001/90752 – Listed Building Consent for erection of music room and laboratory extensions and internal alterations. Approved 14th August 2001.

2001/90751 – Erection of music room and laboratory extensions (listed building). Approved 16th July 2001.

93/90804 – Roofing over courtyard to form extension. Approved 9th May 1996.

93/05860 – Erection of 5 bay modular laboratory accommodation. Approved 4th February 1994.

Enforcement –

COMP/14/0019 – Alleged breach of condition – breach regularised.

Representations

Final publicity date expires:

Neighbour Letters – Expired 14th January 2021.

Press Notice – Expired 5th February 2021.

Site Notice – Expired 19th February 2021.

1 comment has been received in respect to the proposals, details are provided below.

- It is welcomed that KJS are looking to address the current woefully inadequate catering provision for students;

Officer note: Noted.

- The space is external, where will students be able to eat in the colder months as current and proposed internal space is not adequate, the space seems to offer less seating than the current internal warm heated areas;

Officer note: The Council can only assess the proposals as submitted based on their own merits.

- Why has not more external seating been proposed i.e. covered benches around the hard standing playground;

Officer note: The Council can only assess the proposals as submitted based on their own merits.

- How much is this costing Kirklees on top of the £5 million allocated for the new classrooms;

Officer note: This is not a material planning consideration for the application.

- The application is incorrect with regards to sections 17 a and b, protected species live within 100m of the development site;

Officer note: The Council's Ecologist has been consulted on the proposals and raises no objections to the scheme.

- The submitted design statement is incorrectly labelled A and B on the plans, they should be the other way round.

Officer note: Noted. However, as the details shown on the submitted formal plans are clear as to which area of the school is to be altered, an assessment can be undertaken by an officer on the application without requiring an amendment to this supporting information.

Consultation Responses

KC Ecology Unit – Comments received 13th January 2021. No objections to the proposals.

Planning Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is unallocated in the Kirklees Local Plan but is located within the Green Belt, a Bat Alert Area, and Almondbury Conservation Area. The site also comprises of a Grade II Listed entrance building.

Kirklees Local Plan (LP):

- **LP1 – Achieving Sustainable Development**
- **LP2 – Place Shaping**
- **LP3 – Location of new development**
- **LP7 – Efficient and effective use of land and buildings**
- **LP21 – Highways and access**
- **LP22 – Parking**

- **LP24 – Design**
- **LP27 – Flood Risk**
- **LP28 - Drainage**
- **LP30 – Biodiversity & Geodiversity**
- **LP35 – Historic Environment**
- **LP49 – Educational and health care needs**
- **LP51 – Protection and improvement of local air quality**
- **LP52 – Protection and improvement of environmental air quality**
- **LP57 – The extension, alteration or replacement of existing buildings**
- **LP60 – The re-use and conversion of buildings**

National Polices and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 19th February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Summary of Principal Planning Issues

The following matters are considered in the assessment below -

1) Principle of development
2) Scale, design and visual impact of the proposed development
3) Impact of the proposed development upon the privacy and amenity of neighbouring properties
4) Impact on highway safety
5) Other matters
6) Conclusion

1 - Principle of Development:

1.1 – Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation. The dimensions of sustainable development would be considered throughout the proposal.

1.2 – Land Allocation – Green Belt

The site is located in the Green Belt and the NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in paragraph 145 or 146 of the NPPF.

Whether the proposal is inappropriate development in the Green Belt

The application site consists of the school's main campus, hosting several attached buildings, enclosed by a perimeter fence/walling, and adjacent associated playing pitches. Due to the surrounding open land, there is a visible open character associated with the school.

Paragraph 146 of the NPPF states that some forms of development are not deemed to be inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it, one instance where this is acceptable is identified as point d) of paragraph 146 which states:

'the re-use of buildings provided that the buildings are of a permanent and substantial construction'

Local Plan Policy LP7 supports the above, as this policy seeks to encourage the re-use or adaption of vacant or underused properties and ensure the efficient use of previously developed land in sustainable locations, provided that it is not of high environmental value.

In this instance the application proposes to convert the existing Year 11 common room and café/kitchen to a fully equipped science classroom with laboratory store and offices. The application also seeks to convert an existing classroom and store to provide additional dining hall space for students. The majority of works are to be internal although, it is noted that new stairways and additional doorways are to be incorporated to provide safer and more efficient exit routes for students. Given the existing nature of the site which is currently operating as a school, it is considered that there the resultant scheme would not introduce any incongruous or domestic/urban characteristics into the landscape when viewed in the general context of the site. Furthermore, the buildings to be converted are currently in use at the school and are considered to be of a permanent and substantial construction. There are no obvious reasons as to why these buildings could not be

converted, and therefore it is considered that this exception of Green Belt policy is applicable.

Local Plan Policy LP57 relates to the extension, alteration or replacement of existing buildings within the Green Belt. The proposals seek to provide a new covered seating area outside of the new dining hall (to be converted), this will include the installation of a hollow steel box section canopy painted in black, excavation and levelling, and new paving slabs. Whilst this installation will be large in scale and size, the original school building will still remain as the dominant element in terms of size and overall appearance. The proposals also seek to provide new fire exit routes as discussed above, this will require the installation of new door openings and stairways. Whilst these new additions will add to the urban feel of the site, the additions will be viewed within an existing built-up cluster of development and all views on these new additions will be within the setting of the existing campus.

From looking at the previous planning history of the site, it is noted that there have been numerous extensions and alterations to the school over a number of years. However, this being said, the majority of the proposals applied for within this application relate to the conversion of existing buildings and therefore cumulatively these additions are considered to have a neutral impact on the overall scale and character of the host building. The proposed canopy/outdoor seating area, stairways and new doorways are considered to have a minimal impact on the host property and it is considered that the school would still remain the dominant element if these alterations were granted approval.

For the aforementioned reasons, it is in officer's opinion that the proposed extensions and alterations in this instance would accord with the aims of LP57 and Chapter 13 of the National Planning Policy Framework.

2 - Impact on Visual Amenity and Heritage Assets:

Under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities must, in considering the impact of the a development on a Listed Buildings and Conservation Area with special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In this context preservation means not harming the interests of the building as opposed to keeping it unchanged. Furthermore Chapter 16 of the NPPF states that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. If harm would result this should not be allowed without a proportionate justification. This approach is affirmed by Policy LP35 of the Kirklees Local Plan, and also LP24 (a) which says that the form, scale, layout and details of development must respect the character of heritage assets.

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work

and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

The entrance block to King James's School is Grade II Listed and the site is located within the Almondbury Conservation Area. Having regard to the visual impact of the proposal part of the application seeks to convert some of the existing buildings into an extended dining hall and a new science classroom. Whilst no major works are to take place, in some instance's walls will need to be removed and new openings created for new fire exit routes. It is considered that given the minor changes proposed to undertake these conversions, these amendments would not cause significant or detrimental harm to the setting or significance of the Grade II Listed Buildings. In addition to this, whilst the proposed canopy will be somewhat large in scale and size it will not be attached to the building itself and therefore will not harm the fabric of the Listed Building, the canopy will also be viewed against the existing school and will be set down at a lower ridge height thus making the structure subservient in this location. A number of new openings are to be created to provide new fire exit routes and stairways to relieve pressure within the school. Whilst these new additions will alter the appearance of the building externally, it is considered that in this instance the proposals are required for the health and safety of students and staff, and that the new stairways and exit routes will be viewed against other existing and similar features throughout the school. It is therefore considered that the proposals would not have a significant and detrimental impact on the setting and significance of the Listed Building or on the Almondbury Conservation Area in this instance.

Officer note: Whilst the Council's Conservation & Design officer has not made comments on this application, they did make comments on the accompanying Listed Building application (2020/94081) in which they raised no objections to the works proposed.

In conclusion, for the reasons outlined above the proposals are considered to be appropriate in size, scale and design in this location, and that they would not harm the fabric of the Grade II Listed Building, or the setting of the Almondbury Conservation Area. The proposals are therefore considered to accord with LP24, LP35, LP57 and LP60 of the Kirklees Local Plan and Chapters 12, 13 and 16 of the National Planning Policy Framework.

3 - Impact on Residential Amenity:

The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. This is echoed within Kirklees Local Plan Policy LP24 which states that: -

'proposals should provide a high standard of amenity for future and neighbouring occupiers, including maintaining appropriate distances between

buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary'.

The proposed alterations are located approximately 32m+, at their closest point to neighbouring residential dwellings. Given the nature of the proposals and this large separation distance there are no concerns in respect to overshadowing, overlooking, or the proposals being overbearing in nature.

In respect to noise pollution, the proposed increase in students is not anticipated to materially increase to the existing noise level, which is limited to school hours. General disruption as students arrive and leave is likewise limited to short periods and is therefore not deemed to be a material consideration in this application.

It is considered that the proposal does not give rise to any adverse impacts upon neighbouring residential amenity and as such, this aspect of the proposal is considered to be acceptable. It is therefore concluded that the proposals comply with Policies LP24 and LP52 of the Kirklees Local Plan and Section 12 of the National Planning Policy Framework.

4 - Impact on Highway Safety:

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

As there are no changes proposed to the existing access or car parking arrangements within this application it is considered that the scheme would not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22, and the guidance contained within the National Planning Policy Framework.

5 - Other Matters:

Biodiversity

As the application site is located within a Bat Alert Area, the Council's Ecologist was consulted on the proposals. They raised no objections to the scheme however, an informative has been included which refers to what should be done if roosting bats are found during construction works.

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-

dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The proposal is for small-scale alterations to an existing building. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters for consideration.

6 - Conclusion:

Paragraph 11 of the NPPF advises that Local Planning Authorities should be approving development proposals that accord with an up-to-date development plan without delay. On balance, it is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore planning permission should be approved.

Recommendation:

Approve.

Decision Authorisation - Delegated Powers

Application Number: 2020/94079

Officer Recommendation: Approve.

Conditions & Reasons:

1. No development hereby permitted shall be begun within three years of the date of this permission.
Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, to ensure that the works conserve the significance of the listed structure, to retain the significance of the designated heritage assets and to accord with

Policies LP24(a) and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a license. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are found then contact Natural England.

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location of Proposed Circulation through existing Stable Block	SK01	-	30th November 2020
Existing Circulation Routes	SK02	-	30th November 2020
Proposed Dining Hall Extension Option C – Ground Floor Plan	SK03	C_4	30th November 2020
Existing & Proposed Elevations & Sections	SK04	-	30th November 2020
Proposed Conversion of 6/7th Form Dining Room into Science Lab (Ground Floor Stable Block)	SK05	C	30th November 2020
Existing Dining Hall Ground Floor Plan	GA001	-	8th December 2020
Existing Dining Hall Roof Plan	GA002	-	8th December 2020
Proposed Dining Hall Roof Plan	GA003	-	8th December 2020
Existing & Proposed Elevations & Sections	GA004	-	8th December 2020
Proposed Dining Hall Extension (Demolitions/Asbestos Survey)	Dem 01	-	30th November 2020
Proposed Conversion of Yr 11 Dining Room into Science Lab (Demolitions/Asbestos Survey)	Dem 02	-	30th November 2020
Location Plan showing area of proposed dining hall works	001/07	-	30th November 2020

Location Plan showing area of proposed ancillary works	00107	-	30th November 2020
Measured Building	200330 FP-1	-	30th November 2020
Measured Building	200330 FP-2	-	30th November 2020
Measured Building	200330 FP-3	-	30th November 2020
Measured Building	200330 FP-4	-	30th November 2020
Elevations	200330 ELE	-	30th November 2020
Sections	200330 SEC	-	30th November 2020
Design & Access Statement – Supporting Information	-	-	3rd December 2020
Heritage Impact Assessment – Supporting Information	-	-	3rd December 2020
Planning Statement – Supporting Information	-	-	30th November 2020

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments have been sought as the application was considered to be acceptable upon submission.

Report Dated:

24/02/2021