

08/2006/005

KINGS HALL SCHOOL

**ERECTION OF TEMPORARY BUILDING TO BE USED AS A CHANGING ROOM,
KING'S HALL SCHOOL, PYRLAND HALL, KINGSTON ROAD, TAUNTON**

322688/127655

FULL

PROPOSAL

The proposal comprises the erection of a temporary prefabricated school building measuring some 9 m x 2 m in ground area, to the rear of the main school building. It was been indicated that the building would be required as a girls changing room for some 5 years until the school commissions an extension. It would adjoin 2 No. existing prefabricated classrooms which were granted temporary 5 year permission in August 2005, reference 08/2005/011. Other temporary classrooms have been granted temporary consent at this school site, at different locations, namely 08/2004/027 and 08/2004/028 and these were renewals of earlier permissions 08/1999/021 and 08/2001/039.

Kings Hall is a Grade II* listed building.

CONSULTATIONS AND REPRESENTATIONS

ENGLISH HERITAGE have previously commented on applications for temporary structures at Kings Hall School to the effect that it is undesirable for such buildings to be located within the setting of grade II* listed buildings and whilst we understand that schools sometimes have a short-term need for such structures any such permission should be time-limited and linked to a clear strategy for future removal and replacement, if necessary, with a more appropriate structure. This application is based on very inadequate information and gives us little reassurance that such a strategy is in place. It seems, therefore, to carry a high risk of resulting in a permanent substandard building within the setting of the grade II* listed Hall. We strongly advise your Authority to investigate what alternatives have been pursued by the school and, if you are satisfied of a genuine need, to limit the duration of the consent and make it clear that proposals for alternatives of a more appropriate design must come forward before the temporary consent expires.

CONSERVATION OFFICER I whole heartedly agree with the reservations expressed by English Heritage and endorse the recommendation that we need to have assurances re a long term, strategic plan for the site.

PARISH COUNCIL does not object.

POLICY CONTEXT

Taunton Deane Local Plan Policy EN16 seeks to safeguard the setting of listed buildings, and Policies S1 and S2 seek to safeguard, inter alia, the appearance and distinctiveness of buildings etc.

ASSESSMENT

There are already 4 No. temporary prefabricated classrooms on the site, two of which were first granted permission in 1999 and 2001, and renewed in December 2004.

The prefabricated classrooms clearly detract from the setting of this Grade II* listed building, and whilst acknowledging that temporary structures are sometimes required, it is evident that the multiplication of the temporary classrooms is now posing a serious problem in terms of visual impact. The school needs to embrace a holistic and long term strategy for the site, and whilst recommending that the current application be refused, it is recommended that a note be imposed requesting that discussions be held to clarify the long term scenario.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed development would adversely affect the setting of the Grade II* listed building and its complex and would be contrary to Taunton Deane Local Plan Policies EN16, S1 and S2. Note re requesting that discussions be held to clarify the long term scenario.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES: