

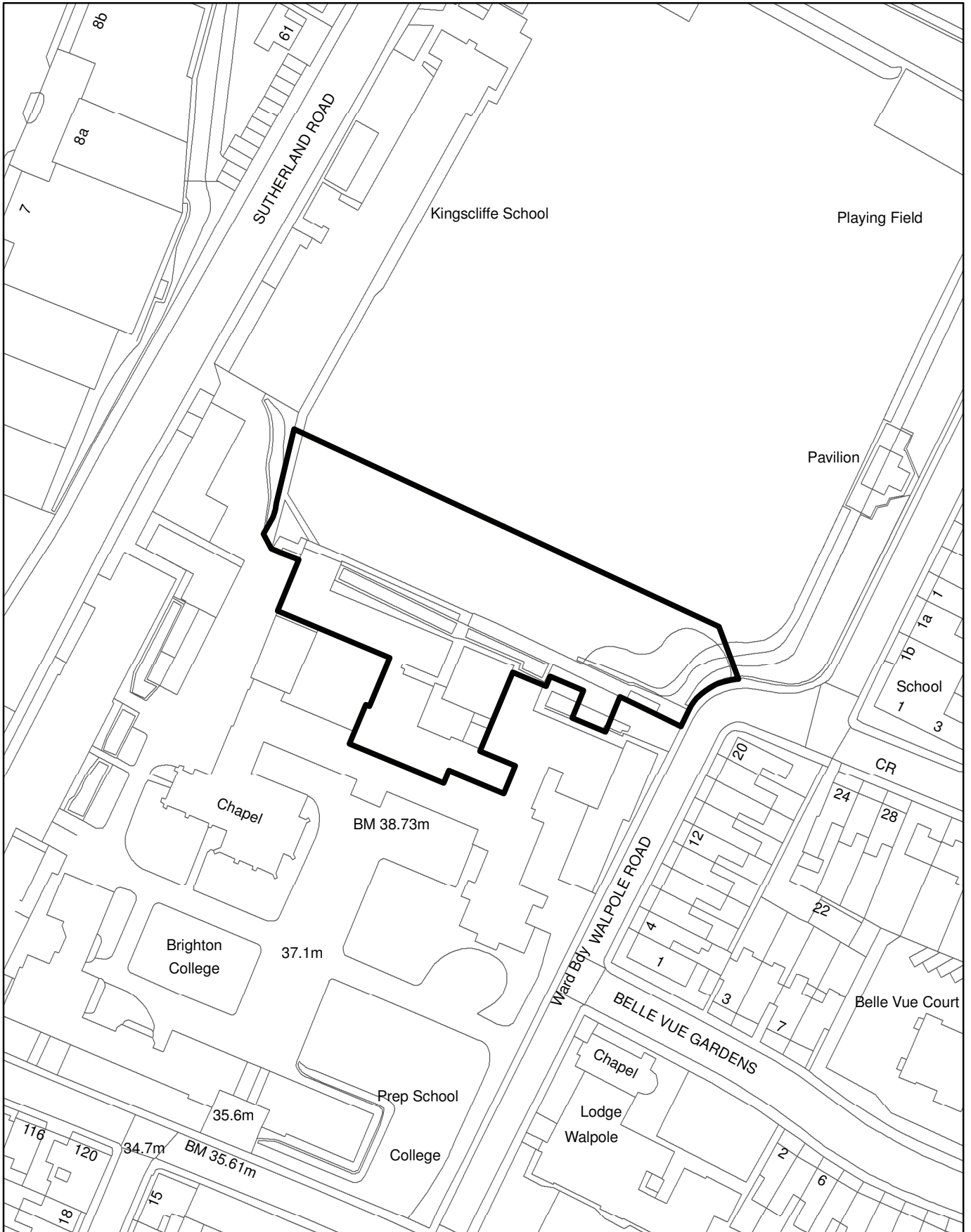
**PLANS LIST
ITEM B**

Brighton College, Eastern Road, Brighton

**BH2012/02379
Listed Building consent**

21 NOVEMBER 2012

BH2012/02379 Brighton College, Eastern Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/02379	<u>Ward:</u>	QUEEN'S PARK
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Brighton College, Eastern Road, Brighton		
<u>Proposal:</u>	Full demolition of existing science department building and Blackshaw dining room and partial demolition of adjoining buildings and erection of new music and drama school buildings and dining hall with associated works.		
<u>Officer:</u>	Richard Elder Tel: 292321	<u>Valid Date:</u>	10/08/2012
<u>Con Area:</u>	College	<u>Expiry Date:</u>	05/10/2012
<u>Listed Building Grade:</u>	II		
<u>Agent:</u>	Nathaniel Lichfield & Partners, 14 Regents Wharf, All Saints Street, London		
<u>Applicant:</u>	Brighton College, Mr Steve Pattern, Brighton College, Eastern Road, Brighton		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** Listed Building Consent subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located to the north side of Eastern Road. The site is currently occupied by Brighton College. The College campus is bounded to the east by Walpole Road and Walpole Terrace, College Terrace to the north and Sutherland Road to the west and forms part of the College Conservation Area and lies adjacent to the East Cliff Conservation Area. The playing fields to the north of the campus (Home Ground) are a storey higher than the main school building.
- 2.2 The College was originally designed by George Gilbert Scott. These buildings make up the central buildings located within the site. Further additions designed by Thomas Graham Jackson and FT Cawthorne were completed in the late nineteenth and early twentieth century. A large number of buildings located within the site are listed.
- 2.3 The southern and Western boundaries of the campus are well defined by school buildings, however clear views into the college are available from Walpole Road and Terrace and College Terrace.
- 2.4 The application site is located to the north side of the main school building and the south side of the college playing fields extending from Walpole Road to the east to the south west corner of the playing fields.

3 RELEVANT HISTORY

The Brighton College site has been the subject of a large number of applications. However, the following are of particular relevance to the current submission:

BH2012/02925 & BH2012/02926/LB: Removal and rebuilding of part of wall with railings to facilitate temporary site access. (Part retrospective). Under consideration

BH2012/02378: Full demolition of existing science department building and partial demolition of dining hall and adjoining buildings and erection of new music and drama school buildings and dining hall with associated works. Under consideration.

BH2012/01992 & BH2012/01993/LB: Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall. Dismantlement and reinstatement of part of boundary wall along Eastern Road. Approved 10/10/2012.

BH2012/02016: Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Approved 13/09/2012.

BH2012/02017: Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Listed Building Consent. Approved 13/09/2012.

BH2012/01229 & BH2012/01230/LB: Alterations to layout and associated works including demolition of extensions, erection of new temporary wall and repair works. Approved 18/06/2012. These applications granted consent for some site clearance works to facilitate the construction of the new music and drama school.

BH2005/05967: 3-storey Visual Arts Centre with basement & glazed link to adjoining Listed Building. Refused 03/02/2006.

BH2005/05965: 3-storey Visual Arts Centre with basement & glazed link to adjoining Listed Building. Listed Building Consent. Refused 03/02/2006.

4 THE APPLICATION

4.1 Listed Building Consent is sought for the full demolition of the existing 3 storey science building, the Blackshaw Room, the northern end of the Lester Building, the two storey annexe to the main school building around the stair tower, the single storey annexe to the main school building and part-removal of the PAC water feature where it abuts the single storey annexe.

4.2 The demolition of these structures are to facilitate the erection of a new Performing Arts Centre, consisting of a 4 storey Drama School building, a Music School building, incorporating teaching accommodation on the ground floor and a double height recital hall above, and a new single storey Blackshaw dining room. The buildings are to be linked by a part single, part 2 storey glazed foyer which includes steps up to the playing fields at the rear. A central landscaped courtyard is to be provided between the foyer, the music hall, the Blackshaw dining room and the main school building. A metal framed glazed roof structure is proposed at ground floor between the new Blackshaw dining room, the Dining Hall and the new music building to provide covered access to the Dining Hall.

PLANS LIST – 21 NOVEMBER 2012

- 4.3 The proposed development is to allow the College to consolidate music and drama facilities to deliver a high quality teaching environment for music and drama lessons and is part of the rationalisation of buildings and spaces in the centre of the college grounds. The new Music School is to provide a double-height recital room, additional music practice and teaching rooms, a Seminar Room, an ICT room, a Music Library, a percussion and Rock Room, a recording control room, offices for the Director of Music, Assistant Director and Music Administrator and storage rooms. The Drama School is to provide a 190 capacity theatre, a dance studio, a rehearsal room, offices for drama staff, changing rooms, a one-on-one teaching room and storage room.
- 4.4 The proposal would define a new order to the whole campus with a new series of external spaces from the entrance on Eastern Road under the Jackson Building, to the Quad, into the main school building, out into a new court, and through a foyer up to the Home Ground. The formal north/south axial route through the campus of Brighton College is intended to be extended beyond the Scott building to include the whole of the Brighton College Conservation Area.
- 4.5 The proposal also involves removal of the existing Blackshaw room ceiling and wall linings and to replace them with a new table-like structure between the Main School Building, Dining Hall and the Dining Hall glazed passage. This involves the provision of a continuous 600mm wide glass strip to the sides of the roof where it adjoins the other structures and a recessed biodiverse roof between. The removal of the wall linings will reveal the (once external) flint walls of the northern elevation of the George Gilbert Scott Building as an internal feature wall.
- 4.6 Other works to the George Gilbert Scott building include internal alterations to existing doorways and windows and the creation of a new pedestrian route directly through to the central courtyard of the new Performing Arts Building and through to the Home Ground beyond. This is to be facilitated by the removal of the existing glass trophy cabinet under the existing stair of the main foyer within the stair tower and opened up to allow access through. New steps down to an internal lobby area are proposed to create sufficient head height together with the extension down of the stone plinths of the octagonal columns to meet the lower floor level. (A new entrance door to the basement plant room is proposed within this lowered lobby under the existing stairs). The new route is to be continued through facilitated by the formation of a new glazed entrance in the northern elevation framed by a new arched stone surround centrally located under the feature window on the gable. In addition, an existing boiler flue is to be removed, existing services would be rerouted and the existing clock on the stair tower north gable is proposed be fully restored.
- 4.7 The proposed recital hall and drama buildings are situated equidistant from the central Scott gable and would align with the northernmost face of the existing Lester building. The height of the buildings would be no higher than the ridge of the main school building. The recital hall is to be set just above Home Ground level with smaller practice rooms below at courtyard level. It is proposed to be constructed of pale stone walls to the sides, a full glazed façade to the north elevation with minimal stainless steel transoms. It is to incorporate a pitched

PLANS LIST – 21 NOVEMBER 2012

tiled roof with curved central ridge, set on top of and supported by structural glazed transom lights between the eaves and the side walls to present an appearance of a floating roof. The roof would overhang the main glazed northern façade by approximately 2.5 metres. The rear of the building closest to the main school building would incorporate a 2 storey curved glazed stairwell facing and opening onto the courtyard.

- 4.8 The drama building is to be constructed mainly of stone and reconstituted stone and incorporates a pitched tiled roof, curved at the corners. The top floor has a large glazed teaching space with an external terrace facing onto the Home Ground and the lower level has windows for use when the theatre is to be used as a teaching space. The window bays would have operable timber shutters and timber benches.
- 4.9 With regards landscaping, modifications to the PAC courtyard would be limited to the creation of a new edge for the water feature and the reorganisation of the levels around the new exit to the drama school. The new courtyard at the entrance level would have stone paving and planting in the form of trees or bushes in pots that can be moved inside in the winter months. The forum at Home Ground level would have stone paving, walk-on fritted rooflights to the areas below, stone paving, glass and timber balustrades, a planted area and timber bench seating. To the edge of the home ground, the existing mature tree to the east of the dining hall will be protected during the construction phases. The path along the south side of the Home Ground leading towards the gate on Walpole Terrace and the sports pavilion will be maintained. The steps and the retaining wall at the southwest corner of the Home Ground are redesigned to suit the new configuration of the Lester building.
- 4.10 Partial demolition of the Lester building is proposed to create a remodelled red brick gable façade set back behind the drama building to give visual priority to the drama and music buildings. Landscaping around the Lester building includes asphalted parking bays to serve the theatre, new stone steps up to the Home Ground, a new curved stone retaining wall and timber bench seating.
- 4.11 The project is proposed to be constructed in two phases to minimise disruption to staff and students studying at the school during construction and to allow time for students to be decanted from the Science Building into a new facility before Phase 2 commences. Phase 1 involves the removal of the Squash Courts, the Plate Wash building and the WCs (already removed), the removal of the Scott annex structures which abut the listed buildings, including the Porter's Lodge, Tuck Shop and Blackshaw Dining Room and the construction of the Music School and the new Blackshaw Room. Phase 2 involves the removal of the Science Building and part of the Lester Building and the construction of the Drama School. Phase 2 will follow the relocation of the science classrooms to a new science block, proposed on the site of the existing Sports Hall at a later date.

5 PUBLICITY AND CONSULTATIONS

External

5.1 **Neighbours:** None received.

5.2 **CAG:** Support.

5.3 **English Heritage:** Support

There are some real enhancements to the site's heritage from the removal of mediocre twentieth-century buildings which crowd George Gilbert Scott's grade II listed main school building on its north side. The revealing of its northern gable to the playing fields and, as a result, the recovering of Scott's intended north-south axis are additional benefits of this scheme, to be added to those deriving from the strong architectural concept of the proposed buildings.

5.4 Conditions are recommended including the specification and application of cladding materials to the drama, music and Lester buildings and the detailing of any new facings or patching-up to the main school building where the existing lean-to structures on the north side are to be removed. The application should be determined in accordance with national and local policy guidance in consultation with the Council's specialist conservation team.

Internal:

5.5 **Heritage:** Support

Subject to conditions. The removal of the congested grouping of ancillary buildings will give space to better appreciate the historic assets at close range unencumbered by service additions, and will re-establish the axial arrangement originally envisaged by Scott. The master plan for the wider College and overall aims of this specific proposal are therefore welcomed subject to conditions.

5.6 The detailing of the new buildings has been thoroughly considered and is well explained in the submission. Where new structures are to be attached to historic fabric the interface is considered acceptable. No objection is, therefore, raised to the proposed buildings subject to conditions.

6 MATERIAL CONSIDERATIONS

6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "In considering whether to grant listed building consent for any works the local planning authority or 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."

6.2 The development plan is:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006);
- Brighton & Hove Local Plan 2005 (saved policies post 2004).

6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

HE1	Listed buildings
HE2	Demolition of a listed building
HE4	Reinstatement of original features on listed buildings
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH11	Listed Building Interiors
SPGBH13	Listed Building – General Advice

Supplementary Planning Documents:

SPD09	Architectural Features
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to whether the alterations will have a detrimental impact on the historic character, architectural setting and significance of the Grade II Listed Building.
- 8.2 The application directly affects the setting and fabric of the oldest part of the school, including demolition of historic structures and attachment of new buildings directly onto the original 1849 George Gilbert Scott range. This, along with the materials proposed for the new drama and music buildings, is the most significant aspect of the application.

Demolition

- 8.3 Policy HE2 of the Brighton & Hove Local Plan states that development involving the demolition or major alteration of a listed building will not be permitted except in exceptional cases where clear and convincing evidence has been provided that viable alternative uses cannot be found, the redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or the physical condition of the building has deteriorated, through no fault of the owner/applicant.
- 8.4 The application involves the rationalisation of buildings and spaces within the centre of the college grounds and involves the demolition of several pre-1950's listed buildings consisting of the Blackshaw Dining Room (1865) and annexes to the Main School Building (The Porter's Lodge, Tuck Shop and Blackshaw

dining room) (1865) only. Phase 2 of the masterplan involves the demolition of the Science Building and northern end of the Lester Building which are listed by virtue of being adjoined to the listed buildings on site. The single and two storey buildings directly adjoining the grade II listed Main School Building are secondary/service elements of the main building and not fundamental to the every day running of the college.

- 8.5 The most significant works to the existing buildings are the demolition of the Scott annex to the north of the central gable, the demolition of the Blackshaw room, and the alteration of the main Scott building to create a new access through the north gable.
- 8.6 The Scott Annex is an early part of the building, seemingly added on rather than originally integral, but with detailing matching the original such that it harmonizes completely. The removal of this structure will, however, leave the character of the main building intact and free the rear gable from additions allowing better appreciation of the north elevation and improving access routes through the site. The demolition would also reveal 3 existing internal stone arch openings which would be converted into 2 new level entrance doors onto the courtyard and a window. The Heritage Officer considers that its demolition would cause less than substantial harm to the significance of the building and is outweighed by the public benefit. The removal of the large metal flue and pipework is most welcome.
- 8.7 It is stated that the Blackshaw Room was rebuilt in 1982 and its steel construction has not been sensitively incorporated into the original school building. The existing roof structure currently severs an existing entrance door and window above and completely encapsulates another alongside to the east. Further details are required by condition of the new connecting door, proposed detailing around and works of making good between the window and entrance door caused by the existing roof structure. The proposals for the replacement building would allow repair and better appreciation of the original building. The demolition and replacement of the Blackshaw Room is therefore supported.
- 8.8 The Heritage Officer considers that the removal of the science block and the re-ordering of the circulation space to the north of the Scott building would be a significant enhancement to the setting of the original school building. This part of the campus has developed in an ad-hoc way, it is currently discordant and lacking legibility, and the setting of the original school building is harmed. Ultimately, following the demolition of the science block and construction of the drama building in phase 2, it would allow important views of the Scott building from outside the school grounds for the first time in many years. It is noted that the demolition of the science building would not be part of the early work and the interim composition at the end of phase 1 is also considered acceptable in the interim period.
- 8.9 The removal of the congested grouping of ancillary buildings would give space to better appreciate the historic assets at close range unencumbered by service additions, and will re-establish the north-south axial arrangement originally envisaged by Scott which will significantly improve pedestrian circulation to the

north of the main school building. It is considered, therefore, that the proposed redevelopment would produce substantial benefits for the community which would significantly outweigh the loss from demolition and would accord with Policy HE2 of the Brighton & Hove Local Plan.

Design and impact on the historic character and appearance of the listed building

- 8.10 Policies HE1 and HE3 of the Brighton & Hove Local Plan state that proposals involving the alteration, extension or change of use of a listed building will only be permitted where they would not have an adverse effect on the architectural and historic character, appearance or setting of the building.
- 8.11 The Heritage Officer considers that subject to the selection of appropriate materials, the proposed array of buildings, as viewed from the north, has an informal grouping appropriate to this secondary frontage. Revealing the north gable of the Scott building will make a positive impact on the character of the conservation area.
- 8.12 The proposed new entrance through the rear gable of the Scott building, incorporating steps down to a new lobby area is welcomed in principle. However, the lowering of the floor area within the central stair tower lobby will result in the loss of most of a vaulted ceiling within the basement plant room below. New glazed entrance doors to be installed into the recess of the new rear entrance are considered to be appropriate and would match those within the existing building. This new pedestrian route through the building is fundamental to the north-south axis originally envisaged by Scott and the proposed masterplan. Therefore, the loss of the vaulted ceiling is unfortunate, but it is considered that the benefits of the alterations outweigh the loss. A condition is recommended requiring the vaulted ceiling to be fully recorded by photographs and plan prior to the commencement of works.
- 8.13 The design and detailing of the new buildings has been thoroughly considered and is well explained in the submission. Where new structures are to be attached to the historic fabric, the interface is considered acceptable. Where the external face of the Scott building is to be revealed following the removal of the annex extension, the final treatment is unspecified due to lack of information at present. As such it is recommended that further details of this element of the work are secured by a condition.
- 8.14 It is considered that the resultant north elevation of the school buildings once complete would be an attractive clustering of buildings of individual merit. However in order to prevent the dominance of any single building (particularly considering that the Scott building is aligned further back than the new buildings) it is considered that the colour of the proposed materials for the drama and music buildings and the texture and colour of the new north face of the Lester Building should be reviewed, with samples submitted for further approval and secured by a condition. In particular there is concern that the colour of the painted metal fascia on the music building and the stone and reconstituted stone of the drama building should have a more muted

appearance and the ceramic tiles for both roofs should be closer in colour to those of the Scott building.

- 8.15 The masterplan for the wider College and overall aims of this specific proposal are welcomed. It is considered, therefore, that the proposal would not harm the historic character, setting or architectural merit of this grade II listed building. The proposal is therefore considered to be in accordance with development plan policies.

9 CONCLUSION

- 9.1 The proposed works, subject to the appropriate conditions, would not harm the historic character, setting or architectural merit of this grade II listed building. The proposal is therefore considered to be in accordance with development plan policies.

10 EQUALITIES

- 10.1 Not relevant to this application.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.
Reason: To safeguard the appearance of the building and to comply with policy HE1 of the Brighton & Hove Local Plan.
- 3) This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
- 4) Immediately after demolition/removal of the Scott annexes, details shall be submitted of the condition of the original wall faces and their proposed facing treatment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement Conditions:

- 5) No works shall take place (except that of demolition) until samples of the materials (including stone, reconstituted stone, roof tiles, painted metal

PLANS LIST – 21 NOVEMBER 2012

fascia to the music building and colours, an onsite sample of brick and flint work) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 6) No works shall take place (except that of demolition) until details, materials and finishes for the new doors and windows in the Scott building including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 7) No works shall take place until the extent of removal of the vaulted ceiling to the basement plant room within the main school building has been agreed in writing by the Local Planning Authority. The entire vaulted ceiling must be fully recorded by scaled drawings and photographs and these records passed to the Local Planning Authority prior to removal/demolition.

Reason: In order to provide a reasonable opportunity to record the history of the listed building and to comply with policy HE2 of the Brighton & Hove Local Plan.

11.3 Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site location existing	EPA BCM 00 050	P1	01 August 2012
Block plan proposed	EPA BCM 00 051	P0	01 August 2012
Existing level 00	EPA BCM 01 050	P3	01 August 2012
Existing level 01	EPA BCM 01 051	P3	01 August 2012
Existing level 02	EPA BCM 01 052	P3	01 August 2012
Existing level 03	EPA BCM 01 053	P3	01 August 2012
Demolition level 00	EPA BCM 01 080	P1	01 August 2012
Demolition level 01	EPA BCM 01 081	P1	01 August 2012
Demolition level 02	EPA BCM 01 082	P1	01 August 2012
Demolition level 03	EPA BCM 01 083	P1	01 August 2012
Proposed phase 1 level - 01	EPA BCM 01 099	P3	01 August 2012
Proposed phase 1 level 00	EPA BCM 01 100	P3	01 August 2012
Proposed phase 1 level 01	EPA BCM 01 101	P5	10 August 2012
Proposed phase 1 level 02	EPA BCM 01 102	P3	01 August 2012
Proposed phase 1 level 03	EPA BCM 01 103	P1	01 August 2012
Proposed phase 2 level -	EPA BCM 01	P10	01 August 2012

PLANS LIST – 21 NOVEMBER 2012

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Proposed phase 2 level 00	EPA BCM 01	P10		01 August 2012	
Proposed phase 2 level 01	EPA BCM 01	P11		10 August 2012	
Proposed phase 2 level 02	EPA BCM 01	P10		01 August 2012	
Proposed phase 2 level 03	EPA BCM 01	P10		01 August 2012	
Proposed phase 2 level 04	EPA BCM 01	P5		01 August 2012	
Proposed phase 2 level 05	EPA BCM 01	P1		01 August 2012	
Existing north elevation	EPA BCM 02	P2		01 August 2012	
Existing west elevation	EPA BCM 02	P2		01 August 2012	
Proposed phase 1 north elevation	EPA BCM 02	P3		01 August 2012	
Proposed phase 2 north elevation	EPA BCM 02	P2		01 August 2012	
Proposed phase 2 west elevation	EPA BCM 02	P2		01 August 2012	
Existing sections BB	EPA BCM 03	P1		01 August 2012	
Existing sections CC	EPA BCM 03	P1		01 August 2012	
Existing sections DD	EPA BCM 03	P1		01 August 2012	
Existing sections EE	EPA BCM 03	P1		01 August 2012	
Existing sections JJ	EPA BCM 03	P1		01 August 2012	
Existing sections HH	EPA BCM 03	P1		01 August 2012	
Proposed phase 1 section BB	EPA BCM 03	P1		01 August 2012	
Proposed phase 1 section CC	EPA BCM 03	P2		01 August 2012	
Proposed phase 1 section DD	EPA BCM 03	P1		01 August 2012	
Proposed phase 1 section HH	EPA BCM 03	P1		01 August 2012	
Proposed phase 1 section KK	EPA BCM 03 108	P1		01 August 2012	
Proposed phase 2 section AA	EPA BCM 03 201	P5		01 August 2012	
Proposed phase 2 section BB	EPA BCM 03 202	P2		01 August 2012	

PLANS LIST – 21 NOVEMBER 2012

Proposed section CC	phase 2	EPA BCM 03 203	P6	01 August 2012
Proposed section DD	phase 2	EPA BCM 03 204	P4	01 August 2012
Proposed section EE	phase 2	EPA BCM 03 205	P4	01 August 2012
Proposed section JJ	phase 2	EPA BCM 03 206	P1	01 August 2012
Proposed section HH	phase 2	EPA BCM 03 207	P1	01 August 2012
Proposed section KK	phase 2	EPA BCM 03 208	P1	01 August 2012
Existing building detail section		EPA BCM14 299	P0	01 August 2012
Cladding details: Music building plan sections & elevations		EPA BCM 14 300	P1	01 August 2012
Interfaces with existing buildings – detail section JJ – Dining hall passage		EPA BCM 14 302	P1	01 August 2012
Interfaces with existing buildings – detail section jj – New Blackshaw room		EPA BCM 14 303	P1	01 August 2012
Interfaces with existing buildings – detail section CC – Dining hall passage		EPA BCM 14 305	P1	01 August 2012
Interfaces with existing buildings – detail section – New entrance to main school		EPA BCM 14 306	P1	01 August 2012
Interfaces with new building plan 00		EPA BCM 14 310	P1	01 August 2012
Cladding details – Drama building plan – section and elevations		EPA BCM 14 400	P1	01 August 2012
Main School building proposed section detail		EPA BCM 14 308	P0	06 August 2012
Main School building proposed section detail		EPA BCM 307	P0	06 August 2012

2. This decision to grant Listed Building Consent has been taken:
- (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and

PLANS LIST – 21 NOVEMBER 2012

- (ii) for the following reasons:-
The proposed works, subject to the appropriate conditions, would not harm the historic character, setting or architectural merit of this grade II listed building. The proposal is therefore considered to be in accordance with development plan policies.

