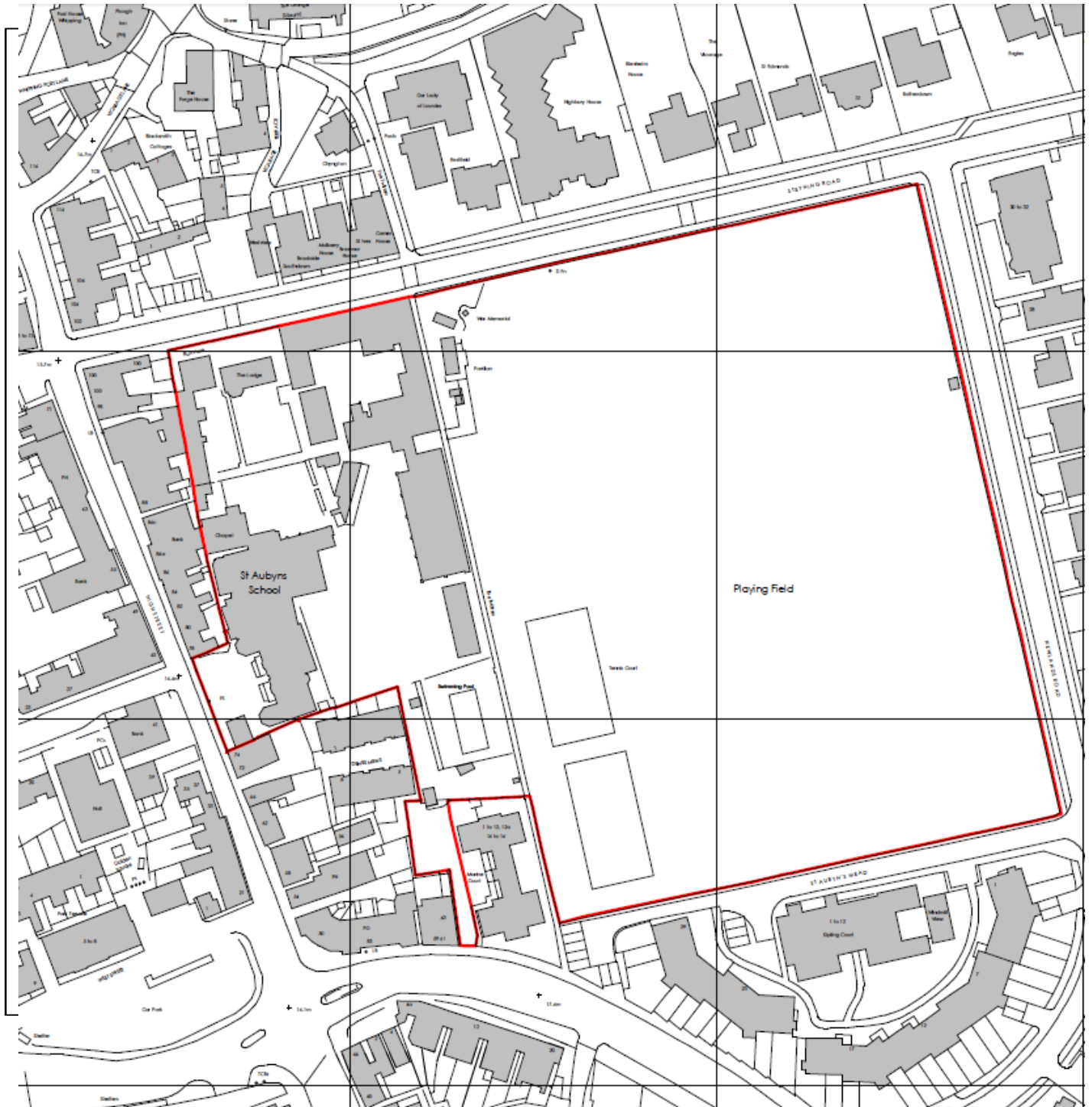


ITEM C

**St Aubyns School 76 High St, Rottingdean
BH2015 / 03112
Listed Building Consent**

20 April 2016

BH2015/03112 Former St Aubyns School, 76 High Street, Rottingdean



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/03112	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	St Aubyns School 76 High Street Rottingdean Brighton		
<u>Proposal:</u>	Demolition of rectangular block and associated extensions to north of Field House (main school building), demolition of building to north-east of Field House and other associated structures.		
<u>Officer:</u>	Liz Arnold Tel 291709	<u>Valid Date:</u>	08/09/2015
<u>Con Area:</u>	Rottingdean	<u>Expiry Date:</u>	03 November 2015
<u>Listed Building Grade:</u>	Grade II		
<u>Agent:</u>	Boyer Planning, UK House 82 Heath Road Twickenham London TW1 4BW		
<u>Applicant:</u>	Linden Homes and The Cothill Educational Trust, C/O Boyer Planning UK House 82 Heath Road Twickenham London TW1 4BW		

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 **REFUSE** Listed Building Consent for the reasons set out in section 11 and subject to no new material considerations being raised during the re-consultation period ending on the 8th April 2016.

2 SITE LOCATION & DESCRIPTION

- 2.1 St Aubyns School (closed in mid-2013 but had provided boarding facilities and therefore falls within use class C2) is located in its own grounds on the eastern side of the High Street.
- 2.2 The site, which incorporates the playing fields to the rear/east of the school buildings and which is in a single use as a school, measures approximately 3.3Ha, although the campus and field is physically divided by a public Tritten that runs between Steyning Road and Marine Drive.
- 2.3 In addition to the main school building, the Chapel and the boundary wall flint wall fronting the High Street are Grade II listed however all buildings, structures and flint walls located within the site (school campus and playing field), which were built before 1948, and were in associated use at the time of listing, are considered curtilage listed.

- 2.4 The school campus, which measures approximately 0.86Ha includes;
- The main a school building (known as Field House/76 High Street) and its adjoining Chapel (Grade II Listed),
 - The listed boundary wall fronting the High Street (Grade II listed),
 - A row of internally linked terraced cottages (including Rumneys) (pre-1948 and curtilage listed),
 - Other outbuildings associated with the school (circa 1980-1995) including classrooms, dormitories, gymnasium, changing rooms, and Headmaster's residence,
 - An outdoor swimming pool,
 - Shooting range (pre-1948 and curtilage listed),
 - Terraced gardens, and
 - Equipped children's play area.
- 2.5 The existing playing field measures approximately 2.5Ha. The playing field comprises;
- Sports pavilion (pre-1948 and curtilage listed),
 - War memorial (pre-1948 and curtilage listed),
 - Water fountain (pre-1948 and curtilage listed), and
 - 2 tennis courts with associated net fencing and cricket nets.
- 2.6 The school campus site is located within the Rottingdean Conservation Area, the boundary of which runs along the eastern side of the Twitten.
- 2.7 A boundary of the South Downs National Park is located approximately 119m to the east of the playing field.

3 RELEVANT HISTORY

BH2015/03110 - Conversion and refurbishment works to Field House (main school building), terraced cottages and Rumneys building to provide 9 no. two bedroom and 1no three bedroom dwellings with associated works and alterations to boundary flint wall along Steyning Road and The Twitten. Concurrent Listed Building Consent Application.

BH2015/03108 - Demolition of rectangular block and associated extensions to north of Field House (main school building), demolition of building to north-east of Field House and other associated structures. Retention of existing sports pavilion, war memorial, water fountain and chapel. Residential conversion and refurbishment works to Field House, terraced cottages and Rumneys building, construction of new residential blocks and dwellings houses to provide a total of 48no residential dwellings (C3). Construction of part 2no, part 3no storey residential care home building providing a total of 62 bedrooms (C2). Revised access and landscaping works, provision of garages, car parking spaces, cycle storage and refuse facilities, alterations to boundary flint wall along Steyning Road and The Twitten and other associated works. Concurrent Full Planning Application.

BH2008/02986 - Installation of porous macadam tennis/netball court on school playing fields with fencing to height of 2.75m. Approved 15/01/2009.

BH2005/01964/CL - Certificate of lawfulness for proposed conversion of ancillary residential into classrooms. Approved 23/08/2005.

BH2000/01649/LB - Retention of existing classroom (Renewal of temporary listed building consent granted under ref. BN95/1443/LB). Approved 12/09/2000.

BH2000/01648/FP - Retention of existing classroom (Renewal of temporary planning permission granted under ref. BN95/1442/FP). Approved 12/09/2000.

86/0273/LBC- Alterations and extension to north side of existing garages/staff accommodation to form staff house fronting Steyning Road. Granted 25/04/86.

81/1359 (LBC /1139) – Construction of permanent gateway on to twitten for access from playing field to existing school. Refused 5/01/1982.

BN81/493 (LBC/1055) – Retention of opening in Twitten wall for duration of building works to new gymnasium, so as to give access to site. Granted 14/05/81.

BN80/1838 (LBC/991) – Additions to and conversion of old gym into changing rooms/lavs and Classroom X, erection of new Gymnasium. Granted 22/01/81.

BN80/1085 – Demolition of parts of old buildings and erection of extension to Laboratory, Classroom IX, tennis court and new Art room. Granted 4/07/80.

BN78/729(LBC/CA) – Demolition of existing dilapidated classrooms fronting Steyning Road and erection of buildings to form classrooms, changing room, dormitories and garage. Granted 30/05/78.

BN76/1389 (LBC 527) New entrance door and lavatory window, removal of chimney stacks; internal alterations to replan and form new bathrooms, dormitories and staff accommodation to cottage/sanatorium block. Granted 14/10/76.

BN75/2848 (LBC 474) – Proposed construction of outdoor swimming pool. Granted 5/02/76.

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for the demolition of the rectangular block and associated extensions to north of Field House (main school building), the demolition of the building to north-east of Field House and other associated structures.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: One Hundred and Thirty Five (135)** representations of objection have been received from the addresses which are contained in full within **Appendix A** of this report. The following grounds of objection are stated:

- Steyning Road is already heavily used and has insufficient capacity for construction traffic or additional development traffic and concern raised regarding emergency services access,
- If applications BH2015/03110 and BH2015/03108 are rejected then this application would not apply,
- Demolition of Listed Buildings will set a dangerous precedent and is unacceptable,
- Planning Brief for the site stresses the importance of retaining the Listed Buildings,
- No Listed Building in a Conservation Area should be demolished,

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- Damage/demolition/destruction of flint walls,
- Oversubscribed school in area would mean parents using their cars to transport children to other schools, increasing traffic further,
- Change of use of site,
- Increase in noise and disturbance in village, including during construction phase,
- Dust, dirt and atmospheric pollution and traffic congestion/increased road dangers during demolition and construction phase,
- Appearance of the new build block will not be appropriate in a 'historic village' and Conservation Area,
- Proposed access/egress points will not be safe, especially for pedestrians,
- Lack of community consultation,
- Misrepresentation in supporting documents of Listed Buildings,
- Increase in traffic and road congestion,
- More housing is not sustainable,
- The heritage assessment is incomplete and misleading,
- Cothill Education Trust refused an offer made by parents and another private school to take it over. Acceptable redevelopment should determine the value Cothill will get from the sale of the site,
- Although presented as one site there are two areas, which should be considered separately,
- Loss of playing field, which is a 'green lung' for Rottingdean and potential recreation area for local community,
- Viability report is inappropriately being used as a reason for demolishing part of a Listed Building, does not present an assessment of the viability of a development of the school campus with nothing on the playing field. No evidence is available to neighbours to support assertion that the development is not viable without partial use of the playing field and demolition of 60% of a Listed Building. The developer's Financial Viability Report should be disregarded as it is not a public document and so its key assumptions cannot be challenged,
- The care home is too large for the site and out of keeping with the local environment. No further care homes needed,
- Density of development is too great,
- Over-development of site,
- Increase danger for pedestrians and cyclists,
- Change of landscape and view from National Park,
- Contrary to Council policy, site Planning Brief, Localism Act, One Planet City and the NPPF,
- Increased flood and surface water run-off risk,
- Traffic submission made by developer is misleading/incomplete/inaccurate so should be disregarded,

- Inadequate infrastructure including schools, dentists, hospitals, doctors, sewers and drains. Application results in the loss of an education facility,
- Resulting urban sprawl,
- Adverse impacts on wildlife,
- Building is an iconic part of Rottingdean,
- Adverse impact on the Conservation Area,
- Increased air pollution,
- Increased parking problems,
- Many historic buildings in the village do not have foundations and some have tunnels to the sea, excessive traffic puts these irreplaceable national treasures in jeopardy, and
- Rottingdean does not have the capacity to absorb more and more development, the village cannot be turned into a town.

5.2 **One (1)** letter of comment has been received from **12 Court Farm Road** assuming that the application to demolish 60% of the school building will not impinge on the front façade which is listed.

Following re-consultation of minor amendments and receipt of further information on the 29th February 2016 1 **One (1)** further representation of objection to the revised proposal have been received from the addresses which are contained in full within Additional points raised are as follows: of this report. Additional points of objection raised are as follows:

- The latest amendments do not change original objections,
- Jobs in the nursing home are unlikely to be taken up locally and will therefore exacerbate traffic issues. Also seems unlikely that staff/visitors will cycle or come by public transport. No penalties on the developer/care home operator for failing to meet targets,
- Models/methodology used in air quality assessment, no penalties for getting it wrong, and
- If field has to be developed a small number of high value residential units would have less impact than a 62 bed care home, and

5.3 **CAG:** Recommend Approval with the following comments;

- Welcomes retention of two-thirds of the playing field and the preservation of listed structures. Strongly recommend that when retained open space is transferred to the Council it should be with a covenant that it is retained as a public space in perpetuity,
- There should be a full survey of Field House to identify any features in the part due for demolition and an investigation of the mathematical tiles at the front. Also suggest that the windows in the outer bays should be retained as two over two sliding sashes, but in the original part of the building the Victorian canted bays should be replaced with segmental tripartite windows,

- The garage in front of Field House must be removed as a condition of approval of the scheme,
- There needs to be greater clarity regarding the future use of the Chapel, bearing in mind that most of the historic features have been removed, and
- Gables to the two buildings at the entrance to the site off Steyning Road should be reduced in prominence as they give a false impression of what is going to be within the site.

Historic England:

- 5.4 (Original comments 4/11/2015 and 16/03/2016 following receipt of further information/ minor amendments) Comment. Considers that an appropriate redevelopment of this now vacant site has the potential to secure the future of the Listed school building as well as that of the memorial Chapel, which is listed by virtue of its connection to and historical association with the school. Consider that further information and amendments to the scheme are required to achieve mitigation of harm and that further enhancements are also possible, as required by NPPF policy.
- 5.5 **Rottingdean Parish Council:** Comment. Has no objection, subject to in principle approval from English Heritage and the Council's own Heritage Team of the proposals to demolish almost 61% of the Grade 2 listed Field House. Seeking approval would be in accordance with the Planning Brief.
- 5.6 (Additional comments 31/03/2016 following receipt of further information/ minor amendments) Parish Council's overarching concerns and objections raised previously are not addressed in latest applications in particular with regards to air pollution and traffic volumes. The location of the site makes a highly negative impact on both traffic flows and air quality inevitable without interventions to ease congestion or reduce traffic through the village. The cumulative impact of the proposal and other developments in area is significant to an already illegal situation.
- 5.7 Disappointed that it has been necessary for the Council to begin an enforcement case about the Chapel and its contents.
- 5.8 Remains a strong point that have not been given access to the Viability Report. Is impossible to present counter arguments when not allowed to see figures it is based upon. Is not in the spirit of the NPPF or Localism Act.

SAFE Rottingdean:

- 5.9 (12/10/2015) Object. Proposal is contrary to adopted Planning Brief. Application requires the demolition of 60% of a Listed Building, will lead to substantial harm to a designated heritage asset and affect the Conservation Area. Proposal contrary to NPPF and PPG guidance. Will create a damaging precedent in Rottingdean Parish. Application form is

not correctly completed and misleads. Supporting documents contain misrepresentations.

The Viability Report has not been made available to the public and therefore should be disregarded.

(Additional comments 16/12/2015) The heritage assessment is incomplete and misleading.

The more significant issues identified to date are exceedence of air quality levels, extant school principle, playing field, areas of difference with planning brief, demolition of 60% of Listed Buildings, loss of green space, greenfield/brownfield designation, viability report disclosure, viability report land value, inadequate transport assessment, affordable housing, construction phase impacts, flooding, infrastructure, cumulative impacts and sustainable development.

5.10 Saltdean Swimmers: Object on grounds of;

- The demolition of 60% of the Grade II Listed Buildings will lose heritage assets,
- Demolition would cause dirt and dust problems,
- Effect on air quality from demolition phase and additional development traffic. Will effect health contrary to NPPF, and
- Increased traffic congestion,

5.11 Simon Kirby MP, Objects to the application on the following grounds;

- Increased pollution and congestion resulting from a large number of additional properties and their associated cars. The A259 coast road and High Street already become extremely congested at peak times of the day, with hundreds of cars,
- Parking in Rottingdean is also likely to deteriorate due to the greatly increased number of cars,
- Concerns about the provision of school places and GP places locally, which are already under considerable pressure,
- Concern that the sewage and drainage infrastructure will not be sufficient to cope with the many additional residential properties,
- Application is for a very large number of properties in a relatively small area and so will be very high density. This would be likely to negatively affect the present character of the village, and
- Many local residents are concerned about the loss of the old school playing field. Many people feel that it is inappropriate that a precious green space in the village would be lost in order that more buildings can be constructed.

5.12 Councillor Mears: Objects to the proposal. Letter Attached.

Internal:

5.13 Heritage: (2/11/2015) Recommends refusal. The site includes the Grade II Listed '76 High Street' and Grade II Listed associated flint wall to the front boundary. 76 High Street is the main school building. The listing includes all extensions attached to the original 76 High Street. This

therefore includes the Chapel, contrary to what is stated in the Heritage Statement (para 4.78).

Curtilage Listed Buildings include all pre-1948 structures and buildings within the curtilage and in associated use at the time of listing. This extends to structures on the playing field, given this was in the same ownership and associated use at the time of listing.

The main building, northern block and extensions are of significance in revealing the development of the property over time, changes in education and the changing needs of school buildings over time.

Further information is required in order to fully assess the acceptability of demolishing the northern block and associated extensions. It is considered likely that a portion of this should be retained.

(Comments 24/03/2016 following receipt of further information/minor amendments) Additional comments relate to concurrent applications BH2015/03108 and BH2015/03110.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- City Plan Part One (adopted March 2016)
 - Brighton & Hove Local Plan 2005 (retained policies March 2016);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.
- 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 City Plan Part One

SS1 Presumption in Favour of Sustainable Development
CP15 Heritage

Brighton & Hove Local Plan:
HE2 Demolition of a listed building

Supplementary Planning Documents:
SPD09 Architectural Features

St Aubyns School Planning Brief

8 CONSIDERATIONS & ASSESSMENT

- 8.1 In association with the proposal set out in the concurrent Full Planning Application, Listed Building Consent is sought for the demolition of the rectangular block and associated extensions to the north of Field House (main school building), the demolition of the building to the north-east of Field House and other associated structures within the school campus site and associated playing field.
- 8.2 Many of the issues raised by third party objectors set out in section 5 above relate only to the concurrent Full Planning Application and as such are not material planning considerations in the determination of this Listed Building Consent Application. The main considerations in the determination of this application relate to the impacts of the proposed demolition of the listed buildings/structures and curtilage listed buildings/structures.

Planning Brief

- 8.3 A Planning Brief for the site was prepared to guide the future redevelopment of the former school site following the closure of the school in April 2013. Planning Briefs do not form part of the Local Development Framework and so cannot be given full statutory weight however the guidance within the brief has been subject to public consultation and was approved by the Council's Economic Development and Cultural Committee, as a material consideration in the assessment of subsequent planning applications relating to the site, on the 15th January 2015.
- 8.4 The brief was prepared by the Council in partnership with Rottingdean Parish Council and with the engagement of the landowner, the Cothill Educational Trust (applicant of this application). The Rottingdean Parish Council are currently undertaking the preparation of a Neighbourhood Plan and were keen to see a planning brief produced which would guide the future development of this strategically important site within the Parish.
- 8.5 The purpose of the brief is to provide a planning framework that helps bring forward a sensitive redevelopment on the site. In terms of Heritage the Brief sets out the following development objectives;
- To breathe new life into this Listed Building in the heart of Rottingdean village,
 - To preserve those features that contribute to the special interest of the Listed Building, and
 - To encourage new development of the highest design standard, by preserving and enhancing the character of the Conservation Area and setting of the Listed Building.

- 8.6 The Brief sets out that a Built Heritage Assessment would be required for the site in its entirety which should outline the historic development of the site before identifying the special interest and significance of the site as a whole and of its constituent parts. Such assessment should inform the development of proposals for the site and dependent on the level of change proposed, a historic building record may also be required ahead of any redevelopment of the site. In terms of demolition the Brief states that subject to the findings of the Built Heritage Assessment development proposals should have regard to;
- 8.7 “The Grade II listed main building (including Chapel), listed boundary wall and the curtilage Listed Buildings should in principle be repaired and retained. Strong justification would be required for the loss of the whole or any part of a listed or curtilage Listed Building, based on the findings of the Built Heritage Assessment”.
- 8.8 The document acknowledges that it is important that the requirements of the Brief are realistic and deliverable; however this should not be to the detriment of heritage assets.

Policy

- 8.9 The NPPF states that in considering applications for development Local Authorities should take account the desirability of sustaining or enhancing the significance of heritage assets and that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraph 132 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”.
- 8.10 As heritage assets are irreplaceable, developers are required to provide clear and convincing justification for any loss of or harm caused to these assets in order to provide a viable scheme. In these circumstances, the Local Planning Authority needs to assess whether the benefits arising from the proposed development outweigh the harm caused to heritage assets and/or the departure from policy.
- 8.11 Policy HE2 of the Local Plan prohibits the demolition/major alteration of a Listed Building except in exceptional cases and where 3 stated criterion are all met including that clear and convincing evidence has been provided that viable alternative uses cannot be found, redevelopment would produce substantial benefits for the community which would decisively outweigh resulting loss and the physical condition has deteriorated through no fault of the owner/applicant for which evidence can be submitted. This policy also states that demolition or major alterations will not be considered without acceptable detailed plans for the site’s development.
- 8.12 Policy CP15 of the City Plan requires the promotion of the City’s Heritage and to ensure that the historic environment plays an integral part in the wider social, cultural and economic and environmental future of the City through aims including the conservation and enhancement in accordance with its identified significance, giving the greatest weight to designated heritage assets and their

settings and prioritising positive action for such assets at risk through neglect, decay, vacancy or other threats.

Heritage Significance/Impact Assessment

- 8.13 The St Aubyns School site includes the Grade II Listed '76 High Street' (the main school building) and Grade II Listed associated flint wall to the front boundary. The listing includes all extensions attached to the original 76 High Street (including the chapel contrary to what is stated in the submitted Heritage Statement).
- 8.14 Curtilage Listed Buildings include all the pre-1948 structures and buildings located within the curtilage and in associated use at the time of the listing including structures on the playing field.
- 8.15 The main building (Field House), northern block and extensions are of significance in revealing the development of the property over time, changes in education and the changing needs of school buildings over time. This includes the contrast between the balanced extensions to those areas in public view, and the more ad hoc development to the north/north-east. The development of the property is particularly apparent in the varied architecture and roof forms of the northern extensions, and in the varied date/style of features that survive to some rooms. In particular, the buildings appear to have been much altered and extended in the early 20th century. This reveals much about the history of the school at this time (which expanded from 5 pupils at its foundation in 1895 to over 100 in the early 20th century), and should be viewed in the wider context of changes in education at this time.
- 8.16 Whilst a Heritage Statement and separate impact assessment have been submitted as part of the application it is considered that there are some limitations to these submitted documents. The submitted heritage statement provides a limited analysis of the historic phasing of the northern block of Field House and the associated extensions and the significance of the individual parts. The narrative provided is not cross-referenced to the room numbering or photographs, and no plans are provided as part of the submission to accurately indicate the phasing or significance of constituent parts. It is acknowledged that the buildings have been extended/altered in an ad hoc manner, and present little coherent form to the interior nor exterior. They are nevertheless significant in what they reveal about the development of the site, the changing needs and requirements of its educational use and in indicating the site's major expansion in the early 20th century. Parts of the complex date to the Regency period, and are of further significance due to the age of the fabric, and particularly where features such as cornicing and the Regency-style fireplace survive. Further analysis is required as to the phasing of the structures and their relative significance; these should be shown on plans to provide clarity and greater accuracy to the submitted narrative.
- 8.17 Notwithstanding that stated above, it is considered likely that at least some sections are of greater than 'low' significance and are thus of sufficient significance to warrant retention as part of the proposal. This should be determined through further in depth analysis but is likely to include at least the two sections of the northern block with hipped roofs and unpainted render

elevations (ground floor rooms A and K) if not a greater extent. These sections in particular also contribute more greatly to the setting of the main building as viewed from the rear and from Beacon Hill.

- 8.18 The V-shaped buildings located to the north-east of the main school building are a curtilage listed structure. The flint walls of this building (alongside other flint walls on the site) contribute to the enclosed and historic character of the site. However, these buildings have been heavily altered, the spaces themselves are of limited interest and do not reflect an educational use and they have minimal relationship with the main school building. It is also acknowledged that their location and size/shape would make their retention and re-use difficult. There is therefore no objection to their loss as part of an acceptable scheme.
- 8.19 The shooting range building, which is located in the southern section of the site, is an early 20th century structure which is considered to be curtilage listed. The heritage statement and impact assessment should include consideration of this structure. This should establish whether the building was constructed as a shooting range, place it within the context of similar structures of this date in order to determine its significance.
- 8.20 The post-1948 buildings on the site are proposed to be demolished. This is considered acceptable in principle.
- 8.21 Alterations to existing historic flint walls fronting Steyning Road and the Twitten across the site are discussed in the concurrent Listed Building Consent application however it is noted that the proposal also includes the demolition of the existing flint wall located to the north of the swimming pool, in order to accommodate proposed plots 17 and 18. The loss of this wall would cause some harm to the subdivided/enclosed courtyard character of the site. The harm caused by such demolition of the wall would be considered in balance as part of an acceptable scheme as a whole. Its removal could also be appropriately mitigated through the inclusion of further flint walls/a sense of enclosure as part of the proposed re-development of the school campus site.

9 CONCLUSION

- 9.1 In conclusion, based on the information submitted it is considered that the submission fails to justify the demolition of the block and associated extensions to the north of Field House. Without sufficient information to allow a full assessment it is considered that a portion of the northern block of Field House and the associated extensions should be retained and that the proposed demolition would result in the loss of an important historic building.
- 9.2 Due to the lack of information provided as part of the application the Local Planning Authority is unable to assess the significance of the loss of the curtilage listed shooting range building.
- 9.3 In addition, in the absence of an acceptable scheme for the redevelopment of the site, the demolition of the existing historic flint wall located to the north of the swimming pool is considered to be of harm to the historic character and appearance of the historic school site.

10 EQUALITIES

None identified.

11 REASON FOR REFUSAL / INFORMATIVES

Reasons for Refusal:

1. The submission fails to justify the demolition of the block and associated extensions to the north of Field House. Based upon the information submitted the proposed development would result in the loss of an important historic building and therefore harm to the Listed Building, contrary to policy HE2 of the Brighton & Hove Local Plan and policy CP15 of the City Plan.
2. The submitted Heritage Statement and Impact Assessment fails to include the curtilage listed shooting range and as such the Local Planning Authority is unable to assess its significance and the resulting harm of the loss of this building, contrary to policy HE2 of the Brighton & Hove Local Plan and policy CP15 of the City Plan.
3. In the absence of an acceptable scheme for the redevelopment of the site, the demolition of the existing historic flint wall located to the north of the swimming pool is considered to be of harm to the historic character and appearance of the historic school site, contrary to policy HE2 of the Brighton & Hove Local Plan CP15 of the City Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Red Line Plan	50A	Rev. C	29 th February 2016
Developable Area Plan	50A1	Rev. A	29 th February 2016
Existing Site Survey	51	-	24 th August 2015
Existing Site Sections	52	-	24 th August 2015
Existing Site Sections	53	-	24 th August 2015
Existing Street Scenes	54	-	24 th August 2015
Existing Street Scenes	55	-	8 th September 2015
Proposed Site Layout	56	Rev. D	29 th February 2016
Site Location Plan Showing Buildings & Structures to be Removed	59	Rev. B	29 th February 2016
Proposed Site Layout Showing Developable Area	950	Rev. B	29 th February 2016
Building Survey Main Building - Basement	LH/1501018/ MB	-	8 th September 2015

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Building Survey Main Building - Ground Floor	LH/1501018/MG	-	8 th September 2015
Building Survey Main Building - First Floor	LH/1501018/MF	-	8 th September 2015
Building Survey Main Building - Second Floor	LH/1501018/MS	-	8 th September 2015
Building Survey External Floor Plans	LH/1501018/EFP	-	8 th September 2015
Building Survey Elevations Sheet 1	LH/1501018/E1	-	8 th September 2015
Building Survey Elevations Sheet 2	LH/1501018/E2	-	8 th September 2015
Building Survey Elevations Sheet 3	LH/1501018/E3	-	8 th September 2015
Building Survey Elevations Sheet 4	LH/1501018/E4	-	8 th September 2015
Elevation Layout	LH/1501018/EL	-	8 th September 2015
Topographical Survey - Sheet 1	LH/1501018/T1	-	8 th September 2015
Topographical Survey - Sheet 2	LH/1501018/T2	-	8 th September 2015
Topographical Survey - Sheet 3	LH/1501018/T3	-	8 th September 2015
Topographical Survey - Sheet 4	LH/1501018/T4	-	8 th September 2015
Heritage Impact Assessment	AHC REF: ND/9273	August 2015	24 th August 2015
Heritage Impact Assessment and Justification	AHC REF: ND/DB/9273	August 2015	24 th August 2015
Heritage Audit and Assessment of Significance	AHC REF: ND/DB/9273	August 2015	24 th August 2015
Heritage Audit and Assessment of Significance Photographic Audit I	AH REF: ND/DB/9273	August 2015	24 th August 2015
Heritage Audit and Assessment of Significance Photographic Audit II	AH REF: ND/DB/9273	August 2015	24 th August 2015
Heritage Audit and Assessment of Significance Photographic Audit III	AH REF: ND/DB/9273	August 2015	24 th August 2015
Heritage Audit and Assessment of Significance Photographic Audit IV	AH REF: ND/DB/9273	August 2015	24 th August 2015

Appendix A - St Aubyns School, 76 High Street, Rottingdean – BH2015/03112

Letters of Objection

Property Name / Number	Street	Town	Postcode
Mimi Connolly			BN2 7HA
Mulberry House			BN2 7GA
Norean Harlint			
Steven Warriner			BN2 7BB
4			BN2 7HA
12A			BN2 7GR
9	Ashurst Avenue	Saltdean	BN2 8DR
82	Bannings Vale	Saltdean	BN2 8DG
113	Bannings Vale	Saltdean	BN2 8DH
184	Bannings Vale	Saltdean	Bn2 8DJ
Bazehil House	Bazehill Road		BN2 7DB
13 (x2)	Bazehill Road	Rottingdean	BN2 7DB
Flat 2, 11	Belgrave Place	Brighton	BN2 1EL
9	Brambletyne Avenue	Saltdean	BN2 8EL
17	Burnes Vale	Rottingdean	BN2 7DW
19	Burnes Vale	Rottingdean	BN2 7DW
15	Chailey Avenue	Rottingdean	BN2 7GH
16 (x2)	Chailey Avenue	Rottingdean	BN2 7GH
18	Chailey Avenue	Rottingdean	BN2 7GH
22	Chailey Avenue	Rottingdean	BN2 7GH
37	Chailey Avenue	Rottingdean	BN2 7GH
47	Chailey Avenue	Rottingdean	BN2 7GH
12 (x2)	Chailey Crescent	Saltdean	BN2 8DP
11	Challoners Close	Rottingdean	BN2 7DG
33	Chichester Drive East	Brighton	BN2 8LD
44	Chichester Drive West		BN2 8SH
78	Coombe Vale	Saltdean	BN2 8HL
17	Court Ord Road		BN2 7FD
324 (x2)	Cowley Drive	Woodingdean	BN2 6TP
27 (x2)	Cranleigh Avenue	Rottingdean	BN2 7GN
122 (x2)	Crescent Drive North	Woodingdean	BN2 6SF
12 Tudor Close	Dean Court Road	Rottingdean	BN2 7DF
54	Dean Court Road	Rottingdean	BN2 7DJ
55 (x2)	Dean Court Road	Rottingdean	BN2 7DL
61	Dean Court Road	Rottingdean	
69	Dean Court Road	Rottingdean	BN2 7DL
79	Dean Court Road	Rottingdean	
85	Dean Court Road	Rottingdean	BN2 7DL
6	Eley Drive	Rottingdean	BN2 7FH
27 (x2)	Gorham Avenue	Rottingdean	BN2 7DP
42	Gorham Avenue	Rottingdean	BN2 7DP

50	Gorham Avenue	Rottingdean	BN2 7DP
2	Gorham Close	Rottingdean	Bn2 7EA
44	Grand Crescent	Rottingdean	BN2 7GL
Flat 2, 44	Grand Crescent	Rottingdean	BN2 7GL
2 (x2)	Hempstead Road	Saltdean	BN2 8QD
Mill Cottage	High Street	Rottingdean	BN2 7HE
St Margaret' Convent	High Street	Rottingdean	
102/104	High Street	Rottingdean	BN2 7HF
3 Margos Mews	High Street	Rottingdean	BN2 7HE
23 St Margarets	High Street	Rottingdean	BN2 7HS
69	High Street	Rottingdean	BN2 7HE
72	High Street	Rottingdean	BN2 7HF
102	High Street	Rottingdean	BN2 7HF
116	High Street	Rottingdean	BN2 7HF
46A	Inwood Crescent	Brighton	BN1 5AQ
16	Lenham Road West	Rottingdean	BN2 7GJ
17	Linchmere Avenue	Saltdean	BN2 8LE
18	Little Crescent	Rottingdean	BN2 7GF
6	Longhill Close	Ovingdean	BN2 7AX
20	Longhill Road	Ovingdean	BN2 7BE
23	Lustrells Crescent	Saltdean	BN2 8AR
126	Lustrells Crescent	Saltdean	BN2 8FL
Point Clear	Lustrells Road	Rottingdean	BN2 7DS
3	Marine Close	Saltdean	BN2 8SA
2 Marine Court, 65	Marine Drive	Rottingdean	BN2 7LG
47	Meadow Close	Rottingdean	BN2 7FB
21	Nevill Road	Rottingdean	BN2 7HH
36	Nevill Road	Rottingdean	BN2 7HG
3 Ocean Reach	Newlands Road	Rottingdean	BN2 7GD
16 (x4)	Newlands Road	Rottingdean	BN2 7GD
18	Newlands Road	Rottingdean	BN2 7GD
20 (x2)	Newlands Road	Rottingdean	BN2 7GD
24	Newlands Road	Rottingdean	BN2 7GD
28	Newlands Road		BN2 7GD
101(x2)	Oaklands Avenue		BN2 8PD
1	Park Crescent	Rottingdean	BN2 7HN
7 Conway Court	Park Crescent	Rottingdean	BN2 7JB
20	Park Road	Rottingdean	BN2 7HL
3	Rowan Way	Rottingdean	BN2 7FP
34	Rowan Way	Rottingdean	BN2 7FP
10	Saltdean Drive	Saltdean	
61	Saltdean Drive	Saltdean	BN2 8SD
74	Saltdean Drive		BN2 8SD
28	Southdown Avenue	Peacehaven	BN10 8RX
1 Kipling Court	St Aubyns Mead	Rottingdean	BN2 7JT
2	St Aubyns Mead	Rottingdean	BN2 7HY
3	St Aubyns Mead	Rottingdean	BN2 7HY
7	St Aubyns Mead	Rottingdean	BN2 7HY

7 Kipling Court	St Aubyns Mead	Rottingdean	BN2 7JT
9 Kipling Court	St Aubyns Mead	Rottingdean	BN2 7JT
10 Kipling Court	St Aubyns Mead	Rottingdean	BN2 7JT
12 Kipling Court	St Aubyns Mead	Rottingdean	BN2 7JT
20	St Aubyns Mead	Rottingdean	BN2 7HY
24	St Aubyns Mead	Rottingdean	BN2 7HY
25	St Aubyns Mead	Rottingdean	BN2 7HY
Windmill View	St. Aubyns Mead	Rottingdean	BN2 7HY
79	Stanstead Crescent	Woodingdean	BN2 6TR
64	Stansted Crescent	Woodingdean	BN2 6TQ
Eastfield	Steyning Road	Rottingdean	BN2 7GA
Rotherdown	Steyning Road	Rottingdean	BN2 7GA
St Edmunds (x2)	Steyning Road	Rottingdean	BN2 7GA
The Hideaway (x2)	Steyning Road	Rottingdean	BN2 7GA
Aubrey House	The Green	Rottingdean	BN2 7HA
Challoners	The Green	Rottingdean	BN2 7DD
Dale Cottage	The Green	Rottingdean	BN2 7HA
Hillside (x2)	The Green	Rottingdean	BN2 7HA
Pax	The Green	Rottingdean	BN2 7HA
14	The Vale	Ovingdean	BN2 7AB
20	Trafalgar Gate, Brighton Marina	Brighton	BN2 5UY
5	Truleigh Close	Woodingdean	Bn2 6TS
Flat 2, Forge House	Vicarage Lane	Rottingdean	BN2 7HD
5	Wanderdown Close	Ovingdean	BN2 7BY
8	Wanderdown Drive		BN2 7BZ
7	Wanderdown Way	Ovingdean	BN2 7BX
8	Wanderdown Way	Brighton	BN2 7BX
Windmill Mews 14A	West Street	Rottingdean	BN2 7HP
39	Westfield Avenue North	Saltdean	BN2 8HS
96	Wicklans Avenue		BN2 8EP

COUNCILLOR REPRESENTATION

From: Mary Mears
Sent: 11 October 2015 7:33 PM
To: Liz Arnold
Cc: Jeanette Walsh
Subject: Objection to Planning Application BH2015/03112

Liz Arnold
Principal Planning Officer.
Development Control

11th October 2015

**Re Planning Application BH2015/03112 St Aubyns School 76 High Street Rottingdean.
Demolition of a Grade 11 Listed Building.**

As a ward councillor for Rottingdean Coastal ward, I wish to object to the above planning application for the following reasons.

The development proposal is for demolition of 60% of the former school building. Field House. This in my view is contrary to the planning brief set out by Brighton and Hove Council for the site, and presentations I have attended at public meetings.,

Rottingdean is a Conservation Area the Character Statement identifies St Aubyns School campus as of special architectural interest.

There is a specific criteria which allows for demolition, and in my view this has not been met. Guidance set out in PPG15, Planning and Historic Environment advises that once lost, listed buildings cannot be replaced. They represent a finite resource and an irreplaceable asset. It is my understanding that during the last 25 years. No consent has been given to demolish a listed building in either Brighton or Hove..

There have always been very tight regulations with regards to planning in Rottingdean Conservation Area, with very strict controls. Therefore demolition on this scale is contrary to everything that has been put in place

The application also shows access from Marine Drive., this leads onto the very busy A259. The entrance is sited very close to the junction at Rottingdean; In my opinion is a very dangerous spot so close to a very busy junction. With potential for serious accidents

It is also worth noting the affordable housing element has been removed from this scheme. With a 62 bed care home added. The council cannot use the care home numbers towards the Cities housing needs

As this is a major application I wish to reserve my right to speak at the planning committee.

**Councillor Mary Mears
Conservative Member for Rottingdean Coastal Ward
Brighton & Hove City Council**

