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Committee Date:	12/06/2014	Application Number:	2014/02804/PA
Accepted:	23/04/2014	Application Type:	Full Planning
Target Date:	18/06/2014		
Ward:	Harborne		

St Marys RC School, Vivian Road, Harborne, Birmingham, B17 0DN

Demolition of glazed lean-to and erection of replacement extension to dining hall block

Applicant:                   Governors - St Marys School  
                                  St Marys RC School, Vivian Road, Harborne, Birmingham, B17 0DN  
Agent:                        JPA Design  
                                  22 Alborn Crescent, Kings Norton, Birmingham, B38 8NG

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Recommendation

**Approve Subject To Conditions**

1.     Proposal

- 1.1.   The proposal is for the demolition of an existing single storey, glazed, lean-to located on the front elevation of the dining hall block at St. Mary's Primary School and its replacement with a new single storey extension.
- 1.2.   The proposed extension would have the same footprint as the existing glazed lean-to i.e. it would measure 17.6m in length by 1.8m in width. The proposed extension would measure 3.6m in height to its roof. The roof would be flat, with a precast stone coping around the parapet. Elevations would be clad in brickwork, with four aluminium framed windows and two aluminium framed doors incorporated on the front elevation.
- 1.3.   The Applicant has explained that the proposed development would provide for an improved, and more accessible, dining hall.

[Proposed Floor Plan](#)

[Proposed Elevations](#)

2.     Site & Surroundings

- 2.1.   The application site comprises of a single storey dining hall block, narrowly detached from St. Mary's Church Hall. The existing building supports the School's dining arrangements, as well as being used for teaching and by clubs. St. Mary's Church is located immediately adjacent to the south west, whilst the Retreat which extends further to the south east is Grade II Listed. St. Mary's Primary School is located south east of the application site and separated from the site by a car parking area. The application site is located within Greenfield Road Conservation Area.

[Location Map](#)

## Streetview

### 3. Planning History

3.1. There is no relevant planning history

### 4. Consultation/PP Responses

4.1. Regulatory Services – No objection

4.2. Transportation Development – No objection

4.3. West Midlands Police – No objection

4.4. Local residents, Ward Councillors and Residents Associations notified. Advertised by press and site notice – No responses received

### 5. Policy Context

5.1. The following local policies are applicable:

- Birmingham UDP
- Draft Birmingham Development Plan
- Greenfield Road Conservation Area
- Grade II Listed St. Mary's Retreat

5.2. The following national policies are applicable:

- National Planning Policy Framework (NPPF)

### 6. Planning Considerations

6.1. Paragraph 72 of the NPPF advises that local planning authorities should give great weight to the need to create, expand or alter schools. I consider that the proposed development would provide improved internal space and circulation within the dining hall block, ultimately bettering the facilities that the School has to offer.

6.2. The application site is located within Greenfield Road Conservation Area and adjacent to the Grade II Listed St. Mary's Retreat. Paragraph 132 of the NPPF explains "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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting..."

6.3. Paragraph 3.25 of the Birmingham UDP states "the setting of listed buildings will be preserved and enhanced by the exercise of appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features"

- 6.4. Paragraph 3.27 of the Birmingham UDP states “development should preserve or enhance the character or appearance of the Conservation Area” and “development should respect the character of the existing architecture, in scale, grouping and materials, and should generally reflect the character and appearance of the area”.
- 6.5. The City’s Conservation Officer has raised no objection to the proposed development, and the existing glazed lean-to is non-original and of no particular architectural merit. I concur that proposed replacement extension would preserve the character and appearance of Greenfield Road Conservation Area, and would respect the setting of the adjacent Grade II Listed St. Mary’s Retreat, being of a similar scale to that which is proposed to be demolished and being constructed of materials similar to that of the existing building. I recommend that a materials condition be attached to any consent to ensure that new brickwork would match that of the existing building.

7. Conclusion

- 7.1. I consider the demolition of the existing glazed lean-to would be acceptable and the replacement extension would be of a design, appearance and scale that would be in keeping with the existing building, whilst preserving the character and appearance of Greenfield Road Conservation Area and respecting the setting of the Grade II Listed St. Mary’s Retreat. As such I consider the proposal would constitute sustainable development and I recommend that planning permission is granted.

8. Recommendation

- 8.1. Approve Subject to Conditions

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- 1 Requires the scheme to be in accordance with the listed approved plans
- 2 Requires the prior submission of sample materials
- 3 Limits the approval to 3 years (Full)
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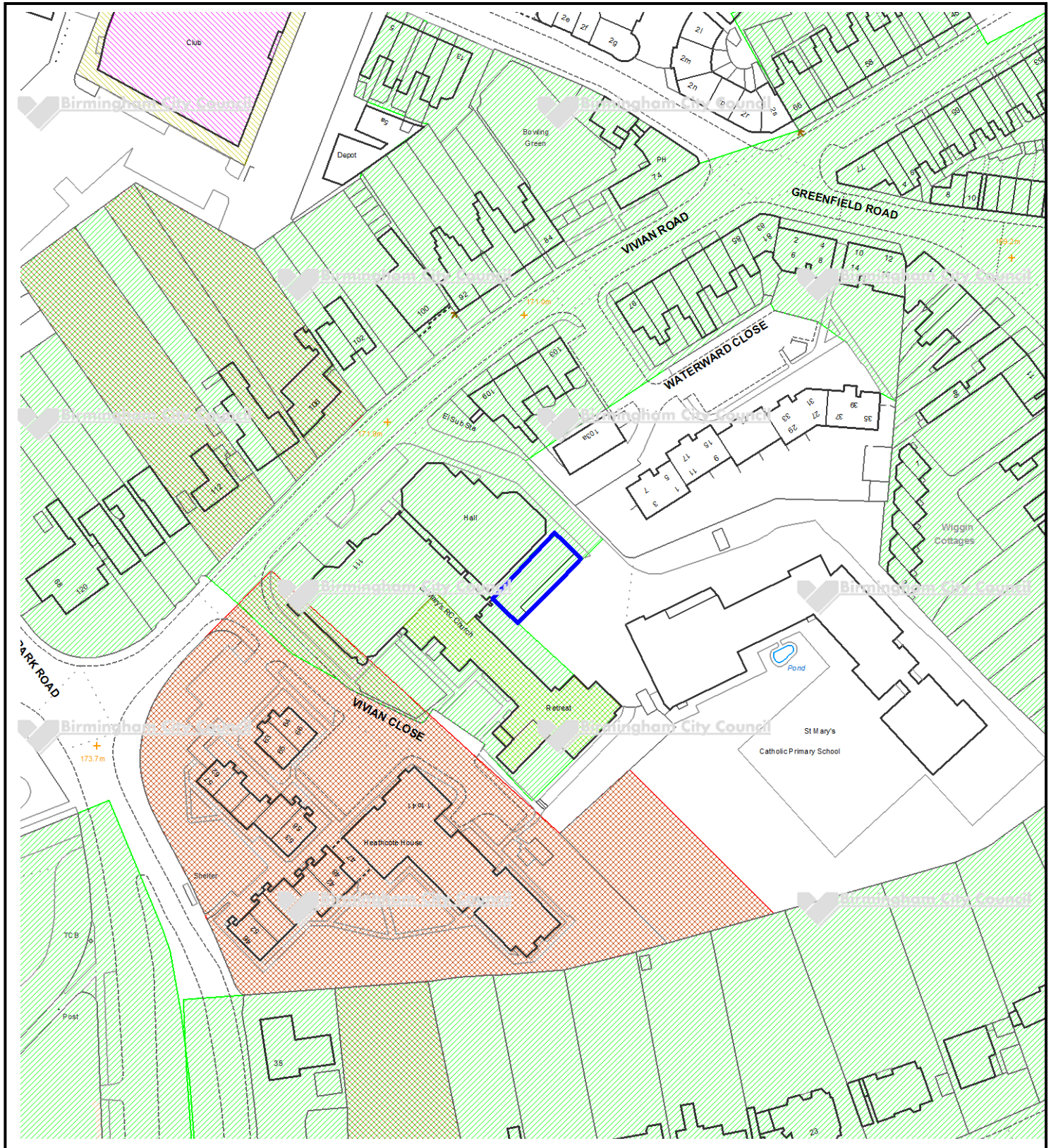
Case Officer: Andrew Conroy

**Photo(s)**



Figure 1 – Front elevation of dining hall block

# Location Plan



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