

Planning Committee

13 February 2020

Reference:
LBC/19/01460

Area Team:
**Development
Management Team**

Case Officer:
Mr P Howson

Ward:
Rock Ferry

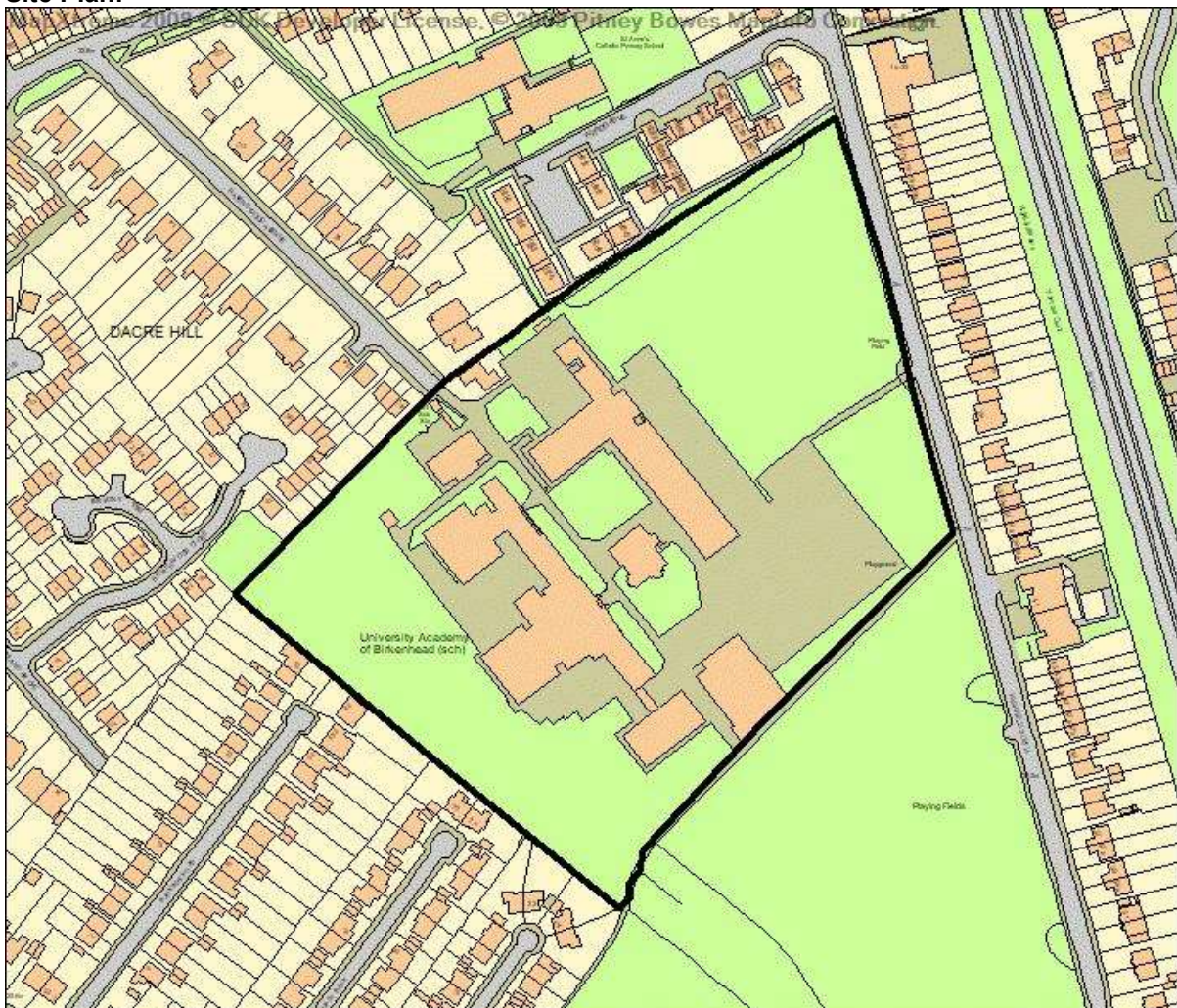
Location: Land at the former Rock Ferry High School and Ravenswood, Highfield South, Rock Ferry, Wirral, CH42 4RQ

Proposal: Listed Building Consent for the conversion of Ravenswood into eight apartments. Associated application APP/19/01459 which seeks full planning consent for the erection of an extra care scheme comprising of 102 apartments and 76 dwellings within the curtilage of Ravenswood.

Applicant: Torus Developments
Agent: Mosaic Town Planning

Qualifying Petition:	Yes
Petition Number:	Number of signatures:
1	96
2	35
3	94
4	209

Site Plan:



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Development Plan designation:

School Playing Field
Primarily Residential Area

Planning History:

- Location: The Bungalow, Rock Ferry High School, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Full Planning Permission
Proposal: Erection of a garage at the rear
Application No: APP/76/04759
Decision Date: 07/05/1976
Decision Type: Approve
- Location: Rock Ferry High School for Boys, Ravenswood Avenue, Rock Ferry, Birkenhead, L42 4NY
Application Type: Deemed
Proposal: Erection of an inflammable materials store
Application No: DPP/76/06014
Decision Date: 22/10/1976
Decision Type: Approve
- Location: Rock Ferry Boys High School, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Deemed
Proposal: Extension of and rebuilding of existing sports hall
Application No: DPP/78/10005
Decision Date: 27/07/1978
Decision Type: Approve
- Location: Rock Ferry High, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Deemed
Proposal: Erection of two double mobile classroom units.
Application No: DPP/83/22691
Decision Date: 16/06/1983
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, L42 4NY
Application Type: Deemed
Proposal: Erection of three double mobile classrooms.
Application No: DPP/83/21929
Decision Date: 03/03/1983
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry. L42 4NY
Application Type: Work for Council by Council
Proposal: Construction of car park and ball retaining fence.
Application No: APP/85/05400
Decision Date: 18/04/1985
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry. L42 4NY
Application Type: Work for Council by Council
Proposal: Erection of an extension to sports hall, extension to form girls' toilets and rest room, and erection of a storm porch to 'tech' block.
Application No: APP/86/05329
Decision Date: 05/06/1986
Decision Type: Approve
- Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry. L42 4NY
Application Type: Full Planning Permission

Proposal: Erection of lochran fence to boundary of school.
Application No: APP/97/05344
Decision Date: 25/04/1997
Decision Type: Withdrawn

Location: Rock Ferry High School, For Boys, Ravenswood Avenue, Rock Ferry,
Wirral, CH42 4NY,
Application Type: Work for Council by Council
Proposal: Erection of 1.8 metre high palisade fencing
Application No: APP/99/06024
Decision Date: 25/08/1999
Decision Type: Approve

Location: School Bungalow, Rock Ferry High School, Ravenswood Avenue, Rock
Ferry, Wirral, CH42 4NY,
Application Type: Work for Council by Council
Proposal: Change of use of bungalow to classrooms
Application No: APP/01/05664
Decision Date: 08/06/2001
Decision Type: Approve

Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, Wirral, CH42
4NY
Application Type: Work for Council by Council
Proposal: Erection of a two storey and single storey classroom extension
Application No: APP/01/06065
Decision Date: 07/09/2001
Decision Type: Approve

Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, Wirral, CH42
4NY
Application Type: Work for Council by Council
Proposal: Erection of a single-storey extension to sports hall
Application No: APP/05/05697
Decision Date: 24/06/2005
Decision Type: Approve

Location: Rock Ferry High School, Ravenswood Avenue, Rock Ferry, Wirral, CH42
4NY
Application Type: Work for Council by Council
Proposal: Erection of two-storey laboratory extension
Application No: APP/05/05765
Decision Date: 24/06/2005
Decision Type: Approve

Location: Rock Ferry High School, RAVENSWOOD AVENUE, ROCK FERRY, CH42
4NY
Application Type: Prior Notification of Demolition
Proposal: The demolition of the former Rock Ferry High School. There will be 1no
small listed building that will remain.
Application No: DEM/14/00177
Decision Date: 11/03/2014
Decision Type: Prior approval is required

Location: Rock Ferry High School, RAVENSWOOD AVENUE, ROCK FERRY, CH42
4NY
Application Type: Full Planning Permission
Proposal: The Demolition of the former Rock Ferry High School. There will be 1no.
small listed building that will remain.
Application No: APP/14/00563

Decision Date: 28/08/2014
Decision Type: Approve

Location: Land at former Rock Ferry High School
Application Type: Screening for EIA
Proposal: Screening opinion.
Application No: SCR/19/00940
Decision Date: 23/07/2019
Decision Type: Screening Reply

Summary of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 At the time of submission Frank Field was the MP for Birkenhead and raised the following concerns;

- Traffic flow into the site and increase in traffic within the area
- Design of the houses

1.2 Councillor McLaughlin raised concerns over speeding along Highfield South.

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications 289 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing 4 petitions and 28 letters of representation have been received comprising of 23 objections, 2 comments and 3 letters of support for the proposal, summary of objections;

- The proposal has changed from the consultation
- Impact upon Grade II listed building
- Crime/anti-social behaviour as a result of the footpaths to Ravenswood Avenue
- Traffic calming should be introduced
- Parking may overspill into surrounding streets
- Pollution from cars
- Poor design
- Impact on wildlife
- Impact on trees
- The extra care facility does not meet the Wirral Model for Extra Care Housing

3.1 Site and Surroundings

3.1.1 The application property is a Grade II listed. It was originally built as a house and later converted into a school. The property sits within extensive grounds which have been cleared of the former school buildings which previously surrounded the building. The only surviving remnant of the school is the playing pitch within the north-east corner of the site.

3.1.2 The application property is roughly square in plan with its main entranceway orientated towards Highfield South in which the original stone gate pillars into the site sit. There is a secondary access into the site via Ravenswood Avenue.

3.2 Proposed Development

3.2.1 The application seeks listed building consent for the conversion of a Grade II listed former school building into eight residential apartments. An extra care facility comprising of 102 apartments and 76 residential dwellings are also proposed within the curtilage of the

building.

3.3 Development Plan

3.3.1 The Wirral Unitary Development Plan 2000

- CH1 Development Affecting Listed Buildings and Structures

3.4 Other Material Planning Considerations

3.4.1 The National Planning Policy Framework (2018)

- Achieving sustainable development
- Conserving and enhancing the historic environment

3.5 Assessment

3.5.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design;
- Highways and PROW;
- Ecology; and
- Amenity

3.6 Principle of Development:

3.6.1 UDP Policy CH1 sets out a presumption in favour of development which would affect a listed building or structure subject to a number of criteria.

3.7 Design:

3.7.1 UDP Policy CH1 sets out the criteria for development proposals which affect listed buildings and structures. Development proposals should be of a nature and scale appropriate to retaining the character and design of the building or structure and its setting, and adequate provision is made for the preservation of the special architectural or historic features of the building or structure. When granting consent, special regard will be given to matters of detailed design, to the nature, quality and type of materials proposed to be used, and to the need for the alteration or development proposed, in terms of securing the viable, long-term future of the building or structure.

3.7.2 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's planning policies for the historic environment.

3.7.3 Paragraph 189 of the Framework states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

3.7.4 Paragraph 193 of the Framework 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 (and the more important the asset, the greater the weight should be). Paragraph 194 of the Framework states that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting), should require clear and convincing justification. Paragraph 195 of the Framework states

that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent.

- 3.7.5 The applicant has submitted a supporting Heritage Statement. The Statement includes an assessment of the significance of the building and references the listing description. The reasons for designation are summarised as follows;

*Ravenswood, originally built as a house, later a school, is designated at Grade II for the following principal reasons: * Design: a good example of a late Victorian house in a free Gothic style with Arts and Crafts influences; * Interior craftsmanship and design: the interior retains a number of original features of quality and interest, individually designed for the house, including the staircase, fireplaces, panelling, plasterwork, stained glass and fitted furniture; * Degree of survival: the exterior is unaltered and the minor alterations to the interior have not unduly impacted the original layout or the survival of original features.*

- 3.7.6 Internally, there was evidence of water damage throughout the building. A rooflight, which sits above the main hall, had leaked causing part of the ground floor timbers to collapse into the basement which has subsequently become flooded. The main hall also contains one of the buildings most elaborate features, a mahogany staircase elaborately carved in a Jacobean style. There are rooms on all sides of the main hall some of which feature wood panelling. There was also evidence of mould within a number of the outer rooms. It is unclear on the extent of damage to the building therefore, the Local Planning Authority has imposed a condition requiring the building to be made weathertight and for the architectural features of the building to be protected. Further survey work of such features will be required once the building has been secured as required by the condition.

- 3.7.7 First listed in 2012, Ravenswood House sits towards the centre of the development site and was previously entombed by the former school buildings of Rock ferry High School. Only Ravenswood's roof and chimneys were visible above the school buildings which have since been demolished. The proposed development would provide uninterrupted views up to the building from its historic main entrance along Highfield South better revealing its significance.

3.8 Highways:

- 3.8.1 There are no Highway Implications relating to this listed building application.

3.9 Ecology:

- 3.9.1 There are no Environmental/Sustainability issues relating to these proposals.

3.10 Amenity:

- 3.10.1 This application considers the impact of the proposed works on the listed building and there are therefore no amenity implications as a result of the proposal.

3.11 Other:

- 3.11.1 No other matters.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Listed Building Consent has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following: -

The proposed development would secure and bring into sympathetic use a Grade II listed

building. Its setting would be enhanced and better revealed in accordance with UDP Policy CH1 and Part 16 of the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 September 2019 and listed as follows: 4928_1100 Rev. A, 294-SK-01 Rev. A, 4928_1800 Rev. M, 4928_1801 Rev. E, 4928_1802 Rev. F, 4928_1803 Rev. E, 4928_1350, 4928_1200 Rev. A, 4928_1201 Rev. A, 4928_1202 Rev. A, 4928_1221 Rev. A, 4928_1222 Rev. A, 4928_1223 Rev. A, 4928_1224 Rev. A, 4928_1225 Rev. A, 4928_1210 Rev. B, 4928_1211 Rev. A, 4928_1212 Rev. A, 4928_1213 Rev. B, 4928_1351 Rev. C, 4928_1351 Rev. C, 4928_1352 Rev. C, 4928_1352 Rev. C, 4928_1214 Rev. A, 4928_1214 Rev. A, 4928_1215, 4928_1215, 4928_1216, 4928_1216, 4928_1217, 4928_1217, 4928_1210 Rev. B, 4928_1211 Rev. A, 4928_1212 Rev. A, 4928_1213 Rev. B, Surface Water Catchment Area Plan, Proposed Drainage Layout, Catastrophic Flood Exceedance Route, Proposed Levels

Reason: For the avoidance of doubt and to define the permission.

3. No works shall proceed above ground level until a scheme has been submitted to and agreed in writing with the Local Planning Authority to secure the listed building and protect it from weather.

The scheme shall include (but not be limited to) precautions to secure and protect interior and exterior features. The agreed measures shall be carried out in full within eight weeks of the date of this decision. No features shall be disturbed or removed either temporarily or permanently except without the prior written approval of the Local Planning Authority. Particular regard should be given to the following items: skirtings; wood panelling; original windows including their historic window glass and surrounds; original doors and surrounds; staircases including balusters and handrails; ceiling mouldings and other vulnerable surfaces and finishes.

Before any conversion works are undertaken, a survey of all architectural and historic features of the building shall be submitted to and approved in writing by the Local Planning Authority identifying the method by which the original features shall be preserved and retained in situ and protected during the alterations hereby permitted.

Reason: To secure and safeguard the listed building and to ensure that architectural fixtures and features are protected from damage and retained within the building

4. Prior to implementation of work approved by this consent, details, including sections, of the method of fixings for all new glazed and plasterboard faced partitions. All new partitions and other elements of construction shall be scribed around features of significance including cornices, picture rails, chair rails, skirting, panelling, door and window linings and shall not cut through such features. The works shall be carried out in accordance with the approved details.

Reason: The Council wishes to ensure that the works are satisfactory to protect the

significance of the heritage asset as provided for under section 17 (2) and in accordance with section 16 (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended).

5. Notwithstanding any indicative details on the approved drawings, prior to implementation, working drawings or product specification of the following shall be submitted to and approved by the local planning authority:
 1. Details of all rainwater goods including hoppers and down pipes, which for the avoidance of doubt shall be of cast iron and painted black. Furthermore, any rainwaters goods of significance and in a repairable condition shall be retained;
 2. Boiler flues and ventilation terminals;
 3. Mechanical and electrical services [*which shall include details of all routes*];
 4. Interior fittings such as radiators, electrical socket outlets and switch plates in architecturally sensitive areas;
 5. Chimney pots;
 6. All new boundary treatments including walls, railings, fences and gates;
 7. Details of the proposed external decorative finishes and colour scheme.

The scheme shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority.

Reason: The Council wishes to ensure that the works are satisfactory to protect the significance of the heritage asset as provided for under section 17 (2) and in accordance with section 16 (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended).

6. Insofar as this consent relates to the widening of the access off Highfield South, before work begins, a scheme identifying the extent of stone wall to be removed and arrangements for the temporary secure storage of the gate piers and retained stone and a timetable for their reinstatement shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall include samples of the stone, mortar mix, colour, texture, bond and joint finish to be used.

For the avoidance of doubt, the gate piers and adjoining stone wall shall be removed by hand or by tools held in the hand other than power-driven tools.

Reason: To ensure that special regard is paid to the features relating to the special architectural interest and character of the listed building are retained and reincorporated into the building's setting.

7. Notwithstanding the indicative detail shown on the approved drawings, a schedule of all new internal and external doors to be used, including cross sectional drawings at 1:5 scale (or similar), shall be submitted for written approval by the local planning authority prior to the implementation of works. This shall include all sill, lintel, jamb, reveal details and final paint colour. The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

8. After the works granted under this consent are completed, any damage caused to the building by the works shall be made good to the satisfaction of the Local Planning Authority.

Reason: The Council wishes to ensure that any damage caused to the heritage asset by the works covered under this consent are made good to the satisfaction of Local Planning

Authority as provided for under section 17 (1) (b) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended).

Further Notes for Committee:

1. Should the scheme involve any cleaning or waterproofing of stonework or brickwork, the applicant is advised to contact the Local Planning Authority to discuss an appropriate method. The use of an inappropriate method may risk damaging the heritage asset which could result in criminal prosecution.
2. This consent does not indicate approval for associated or enabling works not included in the approved plans, which may be necessary to carry out the scheme.

Last Comments By: 06/11/2019

Expiry Date: 20/11/2019