
Appeal Decision

Site visit made on 19 March 2017

by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4th April 2017

Appeal Ref: APP/V0728/Y/16/3155814

Old Saltburn School, Marske Road, Saltburn by the Sea TS12 1QA

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Anthony Galuidi against the decision of Redcar & Cleveland Borough Council.
 - The application Ref R/2016/0297/LB, dated 7 May 2016, was refused by notice dated 12 July 2016.
 - The works proposed are described in the following way 'we wish to add a pair of French doors to an external wall, leading to and from our café. The doors will be sympathetic to the style of the building and will be very similar to the French doors we added to the building 18 months ago, for which we obtained listed building consent.'
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Decision

1. The appeal is allowed and listed building consent is granted for the installation of French doors in the western elevation at Earthbeat Centre, Old Saltburn School, Marske Road, Saltburn by the Sea TS12 1QA in accordance with the terms of application Ref: R/2016/0297/LB, dated 7 May 2016, and plans submitted with it and subject to the following condition:
 1. The works hereby permitted shall be begun no later than the expiration of three years from the date of this consent.

Preliminary Matters

2. The description of the proposed works as set out in the Council's decision notice provides a succinct description of the proposal as a summary of the longer description set out on the application forms. I have used it in my formal decision above.
 3. The address on the decision notice and appeal form refers to the property as Earthbeat Centre although this title is omitted from the application form. It is clear to me from the documents and from my site visit which building the appeal relates to. I have adapted the address in the formal decision to reflect the building's current name.
 4. The appeal relates to the application for listed building consent only. I understand from the Council that planning permission for the development has not been applied for and the café referred to in the description of development does not have planning permission. For the avoidance of doubt, the granting of listed building consent relates only to the doors and does not obviate the need for planning permission that might also be required.
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Main Issue

5. The main issue in this case is the effect of the works on the special architectural and historic interest of the listed building.

Reasons

6. The appeal building is a former school dating from 1903. It is a Grade II listed building designed by Edwin Cooper, the significance of which is derived from its importance as an early example of a Neo-Georgian style school. The building, which is single storey in height and constructed in red brick with a slate roof, has a U shaped form and is of a geometric classical design. The front elevation is symmetrical and features a substantial entrance which includes double doors in a stone surround of architrave with broken pediment on scroll brackets. The outer east and west wings are asymmetrical but the regularly positioned and proportioned windows are a significant feature of the building.
7. Planning permission and listed building consent were granted for a change of use and alteration of the building to a mixed use in 2013.¹ Listed building consent is now sought for the installation of a pair of timber framed French doors to the western elevation of the building which fronts Marske Mill Lane, in a brick section of the wall. The doors would be similar in style and size to those which I understand have recently been constructed on the courtyard side of the building.
8. The starting point for the consideration of the proposals is Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which requires that special regard is had to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest it possesses. The National Planning Policy Framework also sets out that great weight should be given to the asset's conservation.
9. The proposal would result in the loss of a limited amount of historic fabric in the formation of the opening. Nevertheless because of the asymmetrical arrangement of the fenestration on the wings, the significance of the building would not be harmed by the addition of another opening, particularly as the proposed doors would reflect the detailing, pattern and rhythm of the existing fenestration.
10. I have taken into consideration the Council's concerns that the introduction of an additional set of doors would affect the legibility and integrity of the building. However, given the ornate surroundings of the main entrance door, and the simple detailing of the proposed French doors, it seems clear to me that the original entrance would remain prominent as the main entrance to the building. As such the architectural integrity of the building would not be compromised.
11. I acknowledge the Council's concern that incremental changes to the building, unless strictly controlled, could undermine the special interest of the building. Nevertheless I must determine the appeal as submitted, on its own merits.
12. For the reasons set out the proposal would not harm the special architectural or historic interest of the building. As such it would meet the statutory

¹ Application refs: R/2013/0493/FFM & R/2013/0494/LB

requirements of the Act. In addition the proposal would comply with Policies CS25 and DP10 of the Local Development Framework which in various ways seek to preserve heritage assets. It would also align with the National Planning Policy Framework which at paragraph 131 sets out the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

13. The Council has suggested conditions in the event of the appeal being allowed. It is unnecessary to specify the approved plans in a condition in a s72 appeal but I have imposed the standard time condition to provide certainty.
14. For the above reasons and taking into account all other matters raised, including support from the Tees Heritage Trust, the appeal is allowed and listed building consent is granted subject to the above condition.

S Ashworth

INSPECTOR