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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2019/0076/FUL & 2019/0147/LBA	ITEM 1	
Proposal:	Alterations, upgrading and extension with balcony to the Uppingham School First XI Cricket Pavilion		
Address:	Upper Playing Field, Glaston Road, Uppingham		
Applicant:	Uppingham School	Parish	Uppingham
Agent:	Stephen Lucas – Lucas Land & Planning	Ward	Uppingham
Reason for presenting to Committee:	Objection from Historic England		
Date of Committee:	22 September 2020		

EXECUTIVE SUMMARY

The proposal to alter and extend this listed building has attracted an objection from Historic England on the basis that the proposals will cause substantial harm. Officers consider that the impact will be less than substantial and when balanced against the public benefits, can be recommended for approval on the basis that it preserves or enhances the setting of the building and the conservation area and thereby satisfies national and local policies.

RECOMMENDATION

APPROVAL, subject to referral to the Secretary of State if approved, and the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The works shall begin before the expiration of 3 years from the date of this consent.
REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004] (for Listed Building Consent application).
3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
 KEP-XX-XX-DR-A-5020-0011_Site Ownership Plan (1.500) REV1
 KEP-XX-XX-DR-A-5020-0010_Site Plan REV2
 KEP-XX-00-DR-A-7060-0001_Level 00 Plan (1.50) REV2
 KEP-XX-02-DR-A-7060-0002_Roof Plan (1.50) REV2
 KEP-XX-XX-DR-A-7080-0010_Section A-A (1.50) REV2
 KEP-XX-XX-DR-A-7080-0012_Section B-B (1.50) REV2
 KEP-XX-EL-DR-A-7030-0010_North Elevation (1.50) REV1
 KEP-XX-EL-DR-A-7030-0020_South Elevation (1.50) REV2
 KEP-XX-EL-DR-A-7030-0030_East Elevation (1.50) REV1
 KEP-XX-EL-DR-A-7030-0040_West Elevation (1.50) REV1
 KEP-XX-XX-DR-A-2510-0101_Bay Study 1 REV1
 KEP-XX-XX-DR-A-2510-0102_Bay Study 2 REV1
 KEP-XX-XX-DR-A-2510-0103_Bay Study 3
 KEP-XX-XX-PP-A-8520-0200 - Historic England Post Meeting Notes
 Keppie Architects document
 Design and Access Statement REV 1
 Design and Access Statement – Appendix 01 – Schedule of Accommodation REV 1

REASON: For the avoidance of doubt and in the interests of proper planning.

4. No development above damp course level shall be carried out until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction, details of rainwater goods and large scale details of doors and windows have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

REASON: To ensure that the materials are compatible with the surroundings in the interests of visual amenity and the setting of the listed building and because no details have been submitted with the application.

5. No development shall take place within the application site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

REASON: To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance.

6. The development shall be carried out in compliance with the recommendations in section 5 of the Bat Assessment – Roost Characterisation Surveys (Ecolocation, December 2018). Alternative bat roosting location shall be created in the form of bat boxes (details to be clarified before issue).

REASON: In order to ensure the local wildlife is suitably protected.

7. No development shall take place until the existing trees on the site, agreed with the Local Planning Authority shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

REASON: The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

Notes To Applicant:

During development you should be aware that:

- a) There is no diminution in the width of the right of way available for use by members of the public
- b) No building materials are stored on the right of way
- c) No damage or substantial alteration, either temporary or permanent, is caused to the surface of the right of way
- d) Vehicle movements are arranged so as not to interfere with the public's use of the way
- e) No additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature
- f) No wildlife fencing or other ecological protection features associated with wildlife mitigation measures are placed across the right of way or allowed to interfere with the right of way
- g) The safety of members of the public is ensured at all times

Your Ecologist has indicated that a Natural England Licence will be required for this development. It is your responsibility to liaise with your Ecologist to ensure that this is in place prior to the commencement of the works and to ensure that all conditions of the licence are

adhered to.

Site & Surroundings

1. The site is located on the playing field between Seaton Road and Glaston Road in Uppingham. It has been used as a cricket facility by Uppingham School for many years.
2. The cricket pavilion is dated 1923, built in the Arts and Crafts style and was recently listed, Grade II, as being of special architectural or historic interest. The pavilion faces the cricket square and is wedged in a tight corner at the north-west end of the site with little space either side.
3. The eastern extremity of the Uppingham Conservation Area ends on the opposite side of the road to the pavilion. The site adjoins but is outside the Planned Limit to Development.
4. The site is surrounded by hedgerows and trees. There are a small number of buildings elsewhere on site used for machinery/maintenance etc.
5. The site is generally flat but slopes down at the southern end following the contours of the adjacent roads. There are practice nets on the lower level at the southern end of the site. There are houses on the opposite sides of the adjacent roads and a farm complex to the east of the site.
6. A public footpath crosses the site towards the southern end. There is no formal parking on site but there are defined parking spaces along Seaton Road outside the site. An overspill area for parking is indicated on the plans off Glaston Road.
7. The site is used not only by Uppingham School but also by a private club and Leicestershire County Cricket Club Academy.



Original Pavilion as built in 1923

Proposal

8. These applications are for planning permission and listed building consent to alter and extend the pavilion. The pavilion has become outdated and is not fit for purpose for the provision of co-educational cricket and for the use by LCCC Academy.
9. Following an options appraisal as to the optimum way to provide facilities required and to limit the impact on the existing building, It is proposed to build an extension to the south of the building, using lightweight links to the 2 elements at the rear of the existing rear gables. A glazed single storey section in the centre would form a larger space in the centre of the building when used in connection with the main space inside the existing building. The rear of the original building would still be visible through the glazing. The proposal would also re-instate a balcony on the rear of the building to replace the original that was removed for safety purposes around 20 years ago.
10. Alterations to existing changing rooms, kitchen and toilets would also be undertaken to make that part of the original building fit for purpose.
11. An explanatory letter from the agent is at Appendix 1 to this report. Some details of the Scheme are at Appendix 2. There is also an applicant's response to Historic England's comments on the web site (June 2020). Also on the web site is an updated Historic Building Report from Donald Insall Associates, the Schools Conservation Specialists.

Relevant Planning History

None

Planning Guidance and Policy

National Planning Policy Framework

Chapter 8 – promoting healthy and safe communities

Chapter 12 – Achieving well designed places

Chapter 16 – Conserving the Historic Environment

The Rutland Core Strategy (2011)

CS4 – Location of Development

CS19 – Promoting good Design

CS22 – The Historic & Cultural Environment

Site Allocations and Policies DPD (2014)

SP7 – None residential development in the countryside

SP15 – Design & Amenity

SP20 – Historic and Cultural Environment

Uppingham Neighbourhood Plan

Policy 8 – Design & Access

Policy 10 – Environment and Preservation of Important Open Space

No development other than amenities will be permitted on green space within the plan boundary beyond that proposed in the plan. (The application site is not a designated important open space in the NP).

Consultations

12. Uppingham Town Council

Recommend approval but would prefer to see an alternative finish rather than cladding to the exterior.

13. Historic England

The school seeks listed building consent to extend and enlarge the building in order to provide additional facilities. The justification put forward is that the current form of the pavilion fails to provide the requisite of facility to meet the requirements and expectations of co-educational and other mixed-sex sporting activities and LGBT needs.

We appreciate that there are difficulties with the cricket pavilion in terms of the facilities that it currently offers, and we recognise the public benefits that an enhanced facility would provide. However we consider that the proposed alterations and extension of the building would cause substantial harm to the significance of the listed building, in particular the extremely deleterious impact upon the form and fabric of the south-eastern principal elevation. We do not consider that the public benefits would outweigh the substantial harm caused. Nor do we consider that the substantial harm is necessary or justified, particularly as we believe that there are opportunities to provide alternative solutions that would avoid or minimise the harm to the significance of the pavilion as a designated heritage asset.

Accordingly Historic England regrettably objects to the application on heritage grounds. We consider that it fails to meet the requirements of the National Planning Policy Framework (NPPF) in particular paragraphs 192, 193, 194 and 195. However we consider that there are potentially acceptable ways of providing additional facilities and we would be happy to explore less harmful alternatives with the applicant and your authority. We therefore believe that the best way forward would be for us to attend a meeting with your authority and the applicant in order to discuss possible alternative solutions. We believe that there is an opportunity to provide a well-designed addition that complements and preserves the existing pavilion - a build whose architectural distinctiveness makes a worthy contribution to the character of the school - and we encourage the school to pursue this further.

Historic England Advice

Significance

The cricket pavilion at Uppingham School is listed grade II in recognition that it is a building of special architectural and historic interest within a national context. Built in 1923 to the designs of Sir Walter John Tapper in a distinctive Arts and Crafts style, on a U-shaped plan, and consists of a central range with flanking wings at each end. The exterior is characterised by white painted walls and large thatched roof, with scalloped ridge, central bell-turret with weather vane and clock (south-east elevation), and stone, mullioned windows with leaded lights to the south elevation; timber casements to the north elevation. Although it has been subject to alterations in the mid C20 and early C21, the building is substantially intact. The interior retains much of the original fixtures and fittings including wooden panelling with commemorative inscriptions, decorative plasterwork, panelled doors and decorative window ironmongery.

A key feature of the building's significance is that it has two principal elevations. This means that not only does it have a distinct presence within the townscape, but also and more importantly, it addresses the cricket pitch to achieve the functional and symbolic connection with 'the game' when matches take place. The solid to void ratio and

symmetrical arrangement of the fenestration help give the elevation rigorous architectural expression, and imbue it with a sense of considered composition, and is an intrinsic part of its Arts and Crafts character.

Proposal and impact

The proposal is to extend the pavilion on the pitch side in order to provide improved facilities that meet the school's co-educational and sporting requirements, for which a pressing need has been put forward. The scheme includes extensions to both wings in the form of timber-clad gabled ranges that adjoin the existing wings by way of small glazed links.

It is also proposed to increase the floor area of the existing central range by approximately 100%, by removal of the stone window surrounds and the majority of the masonry, and installation of a glazed curtain wall that is set back approximately 3 metres between the proposed wing extensions. It is also proposed to create a viewing terrace above the extended area that would be accessed via a spiral stair.

The proposed scheme would result in the loss of original fabric and features - in particular the stone window surrounds, leaving only fragments of the original ground floor principal façade remaining, all of which would in any case be obscured by the proposed extensions and the glazed wall, losing any sense of the original design intent below roof level. The choice of materials and colours would also result in a significant change to the visual appearance and aesthetics of the elevation. The distinctive and striking contrast of the white render and dark brown thatch would be entirely obliterated from view externally, save for the small area of white render on the clock tower, due to the introduction of dark stained weather boarding and glazed curtain wall.

We also consider that the proposed glass curtain wall and the large plain glass rectangles in the gable ends of the proposed wings are totally at odds with the carefully considered proportions and composition of the Arts and Crafts architecture that are a defining part of the heritage asset's significance. All sense of the original architectural expression is therefore lost - including the existing solid to void ratios and fenestration proportions, and crucially, all sense of this being a principal elevation in the Arts and Crafts style is also lost. The considerable level of alteration to the character and appearance of the cricket pavilion would in our view also have a negative effect upon the way that it is experienced and appreciated particularly in terms of its important relationship to the cricket pitch, which we believe would be significantly diminished.

We consider that the impact of the proposal upon the significance of the heritage asset would equate to substantial harm.

Policy context

As the proposal affects a listed building, the statutory requirements to have special regard to the desirability of preserving listed buildings, their setting and any features of special interest (s.16, Planning (Listed Buildings and Conservation Areas) Act, 1990) must be taken into account by your authority when determining this application.

Our advice is provided in accordance with the National Planning Policy Framework (updated NPPF2019), the NPPF Planning Practice Guide, and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including Managing Significance in Decision-Taking in the Historic Environment.

Paragraph 184 of the NPPF makes it clear that heritage assets are an irreplaceable resource that should be conserved in a manner that is appropriate to their significance;

and paragraph 193 of the NPPF states that great weight should be given to an asset's conservation.

We consider that the proposed loss of, and alteration to, both form and fabric would not preserve the special interest of the listed building. Also we do not consider that it has been demonstrated that the proposed scheme meets all of the tests of paragraph 195, nor do we consider that it is necessary, particularly as it is likely that a similar level of public benefit can be delivered by less harmful means.

Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to secure substantial public benefits that would outweigh that harm, or all of the following test apply:

- a. The nature of the heritage asset prevents all reasonable uses of the site; and
- b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. Conservation by grant-funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and
- d. The harm or loss is outweighed by the benefits of bringing the site back into use.

Historic England Position

We appreciate that Uppingham School has a genuine need in terms of providing sports facilities that meet the expectations and requirements of all those who use them. Whilst we understand that the proposed development would provide public benefits, we do not consider that they are sufficient to outweigh the substantial harm that would result. Nor do we consider that the proposed scheme is necessary or justified. We are not convinced that the school's requirements in terms of improved changing facilities cannot be provided by way of a less harmful alternative, say, a separate auxiliary building adjacent to the existing one, or extensions to the side of the existing pavilion.

Accordingly we object to the application on heritage grounds. However, we would be happy to explore less harmful alternatives with the applicant and your authority. We therefore believe that the best way forward would be for us to attend a meeting with your authority and the applicant in order to discuss possible alternative solutions. We believe that there is an opportunity to provide a well-designed addition that complements and preserves the existing pavilion - a building whose architectural distinctiveness makes a worthy contribution to the character of the school, and we encourage the school to pursue this further.

Recommendation

Historic England objects to the application on heritage grounds. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 192, 193, 194 and 195.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

If your authority is minded to grant consent for the application in its current form, in light of our objection you should treat this letter as a request to notify the Secretary of State of this application, in accordance with the above Direction.

Following a re-consultation on the revised details and justification, Historic England has repeated its objection and considers that the public benefits do not outweigh the substantial harm that the proposal would do to the building.

14. Public Rights of Way Officer

On the basis that the proposed development will not affect the footpath (E310) to Bisbrooke I have no objections. However please make the applicant aware that even if (planning) permission is granted they must ensure that:

- a) There is no diminution in the width of the right of way available for use by members of the public
- b) No building materials are stored on the right of way
- c) No damage or substantial alteration, either temporary or permanent, is caused to the surface of the right of way
- d) Vehicle movements are arranged so as not to interfere with the public's use of the way
- e) No additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature
- f) No wildlife fencing or other ecological protection features associated with wildlife mitigation measures are placed across the right of way or allowed to interfere with the right of way
- g) The safety of members of the public is ensured at all times

15. Forestry Officer

No objection

16. Archaeology

We have previously discussed the proposals with the applicant prior to submission and from those discussions they have already commissioned an archaeological company to undertake archaeological works.

The development proposals include works (e.g. foundations, services and landscaping) likely to impact upon remains (already summarised in the WSI). In consequence, the local planning authority should require the developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance (NPPF Section 16, paragraph 199).

To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide for an appropriate level of archaeological investigation and recording. This should consist of a programme of archaeological work, to be conducted as an initial stage of the proposed development. It should include an archaeological soil strip of the development area; any exposed archaeological remains should then be planned and appropriately investigated and recorded. In addition, all services and other ground works likely to impact upon archaeological remains should be appropriately investigated and recorded. Provision must be made within the development timetable for archaeologists to be present during these works, to enable the required level of archaeological supervision.

A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological

advisors in this Department's Archaeology Section. The Archaeology Section will provide a formal Brief for the work at the applicant's request.

The applicant has already obtained a suitable Written Scheme of Investigation (WSI) for the archaeological recording from an archaeological organisation acceptable to the planning authority and we have already approved that document directly with ULAS.

The WSI complies with the above mentioned Brief and with relevant Chartered Institute for Archaeologists' (CIfA) "Standards" and "Code of Practice". It includes a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning conditions (informed by paragraph 37 of Historic England's Managing Significance in Decision-Taking in the Historic Environment GPA 2), to safeguard any important archaeological remains potentially present:

1. No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To ensure satisfactory archaeological investigation and recording The WSI must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

17. Ecology

The Ecological Impact Assessment submitted in support of the application (Ecolocation, January 2019) identified the majority of the site as comprising amenity grassland, surrounded by hedgerows. A small woodland is present in the southern section of the site. Evidence of badgers was recorded on the site boundary, and tracks were found throughout the woodland. No setts were found on site. Section 5 of the report provides recommendations to minimise the disturbance of the development to local wildlife and we would recommend that these are followed.

The Preliminary Bat Roost Assessment (Ecolocation, December 2018) recorded no evidence of bats within the building, but recommended further bat activity surveys due to the potential for bats to be present. This was completed in the Roost Characterisation Survey (Ecolocation, December 2018). During the emergence survey 2 Common Pipistrelle bats were recorded emerging from the building, indicating that a roost is present. In the absence of mitigation it appears that this roost will be destroyed.

Section 5 of the Roost Characterisation Survey provides a mitigation plan. This plan is satisfactory and proportional to the findings of the surveys. However, at this stage I have

not seen evidence that these recommendations have been incorporated into the proposed development plans. I would therefore recommend that the proposed location of the bat boxes are added onto the proposed elevations, which will allow a condition to be recommended.

Later ecology Comments

We would now have no objections to the application, but would request that compliance with the recommendations in section 5 of the Bat Assessment – Roost Characterisation Surveys (Ecolocation, December 2018) is required via a condition of planning.

Alternative bat roosting location should be created in the form of bat boxes.

Additionally, the applicant should be aware that their ecologist has indicated that a Natural England Licence will be required for this development and we would recommend that this is noted in a Note to Applicant. It is the applicants responsibility to liaise with their ecologist to ensure that this is in place prior to the commencement of the works and to ensure that all conditions of the licence are adhered to.

18. English Cricket Board (ECB)

The ECB have actively been involved with the design of this facility throughout the design process. The current layout meets ECB design compliance and the ECB therefore supports the proposal.

19. Sport England

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

The proposed pavilion extension would be constructed adjacent to the existing cricket outfield. As part of our assessment we have consulted with the England and Wales Cricket Board (ECB)

The proposed development does not impact on the current playing facility Following initial engagement the ECB have been working with the applicant on the design of the building - these discussions are ongoing and the latest iteration of the designs which are more compliant with ECB technical specifications have been uploaded on the LPA application website (and are the subject of this consultation).

There are still some minor elements associated with full step free access to the playing

area and the location of the cleaners cupboard but ECB have no objection to the design.

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' It is noted that some details may change but the detail changes are unlikely to amend.

This being the case, Sport England does not wish to raise an objection to this application. The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

20. Highways

No objections following the submission of the additional information relating to the use of the building received 11/2/2019 Reference - RE: 2019/0076/FUL Cricket Club Uppingham

Neighbour Representations

21. Local Resident, Seaton Road

I object to this planning proposal for the following reasons:

Looking at the design and access statement, in visual terms the overriding objective of the plan is to preserve and enhance the views of the pavilion from the cricket field side, but the views of the elevation bordering Seaton Road are extremely ugly and overbearing and not in proportion to the scale of the existing building, and are not in sympathy with its surroundings.

The scale of the proposed extension, which will make the building almost double its original size, has implications for its future use. At the moment, it seems to be proposed for sporting and educational use only, but the description of the building in the proposal as a 'function room' implies that it may be used for social events, and not only by the school. This obviously has implications for both noise and parking, which will impact on the local community. Parking bays along Seaton Road are always filled by members of the public and there does not appear to have been any analysis of the increased number and type of vehicle (eg coaches) which will require parking when visiting the site. Seaton Road is a busy road which is occasionally congested with coaches when the Upper is used for events with visiting teams.

It is also important that the venue is not licensed for public entertainment and the consumption of alcohol. Noise will be a particular menace especially carrying from the proposed new balcony.

22. Resident of Uffington

I am writing in support of the above application in various capacities - as Hon. Secretary of the Uppingham Rovers (the Club for all Old Uppinghamian cricketers), as an old boy of the school (1968-73), as a parent of a child who has attended the school, as Chairman of Bourne Cricket Club and also Chairman of the Lincolnshire Premier League.

The reason for initially outlining my experience is that I feel I have significant experience of being on or around the areas cricket grounds to make some comments on the application to, at last, refurbish and significantly extend the current pavilion which to be honest is long, long overdue.

I first played on the Upper as a 14 year-old back in 1969 and nothing has changed since then - whilst it remains the best of grounds to play cricket the state of the pavilion remains back in the early 20th century. It is no longer fit for purpose and this year when our Club reached the semi-finals of the Cricketer Cup it was at times embarrassing when we played prestigious matches with pavilion facilities that lacked some of the basic needs of players, officials, caterers, supporters and visitors.

As an individual and as Club we are delighted that the school has taken a fundamental review of the facility and decided to invest substantial resources into extending and enhancing the pavilion to underline the school's commitment to sport in general and cricket specifically. Recent brand new pavilions at both Oakham and Oundle schools make the need even more important especially with Uppingham's support for youth cricket in Rutland and the Leicestershire community.

We, as a Club, have been involved in the consultation process as our members play a substantial amount of cricket in different parts of the country and at different levels. Individually I am, with my Lincolnshire hat on (and involved in some grant funding challenges), fully aware of the ECB guidelines on design for pavilions in the modern age where due consideration must be given to the increased participation of women and girls and the welfare of officials (umpires changing room and suitable space for scorers). Without this enhanced pavilion there is no way that cricket could be progressed at the school.

The plans proposed by the school meets all the requirements for the future but it also retains and celebrates the past history of those that have played at the school.

The proposal represents a brave approach to the heritage of cricket on the Upper and the extension, by using different materials, actually, in our opinion, highlights the existing building more than it would by adding on more of the same.

We, as a Club, and personally as an individual commend this planning application and hope that the Council will look favourably upon it and enable it to progress to completion as quickly as possible.

23. Resident of Shropshire

Whilst the Upper Pavilion is a beautiful building it needs to be renovated to make it fit for purpose both for the school and teams which use it during the summer.

Updating the pavilion would also allow for improved facilities for girls which are currently almost non existent and made playing for Uppingham 1sts more challenging. By improving the facilities at the Upper it will help girls get more involved in cricket at Uppingham and will also allow for disabled access. The plans will keep the heritage of the Upper which is vital to such an old bastion of cricket at Uppingham but upgrades need to be made.

24. Resident of Plaxtol, Kent

I am a member of the Uppingham Rovers Cricket Club and an Old Boy of the School. Our home ground is The Upper where this proposal to upgrade the pavilion is based. I strongly support the proposal for the following reasons:

The pavilion in its present state and layout is no longer fit for purpose and does not provide the facilities required.

The proposal is to upgrade the facilities to provide a proper base for girls and boys at the school and in the local community. As it stands it cannot provide this opportunity.

The Rovers are founding members of the Cricketer Cup competition which is played each year between 32 public schools. The facilities need to be improved and extended to meet the needs of those players.

Leicestershire County Cricket Club wishes to use the Upper as the base for U15 and U17 cricket. The facilities as they stand are not sufficient for this purpose.

The proposed development retains many of the attractive features of the building and is true to the original concept.

Unless the facilities are upgraded cricket at Uppingham and in Leicestershire and Rutland will eventually suffer.

The designs have been put together in consultation with the ECB. The proposal offers opportunity to the local community and to the school. Many people will benefit from a new pavilion that is designed to meet all these new needs. I ask that the proposal is allowed to proceed as it will bring benefits to many

25. Mr R (no address given)

We have followed with interest the applications made by the school for the improvement, enhancement and extension of the cricket pavilion at Seaton Road We entirely agree with the details shown in the submission scheme and the sentiments expressed by the school's consultants. We speak with some knowledge of the cricket pavilion as our son for many years was at Uppingham School.

It has been clear for some years that the pavilion needed extending and improving as a suitable home base for the school First XI. The lack of up to date facilities and space is somewhat of an embarrassment and with the knowledge that the Upper Playing Field will be the home base for the Leicestershire and Rutland County Cricket Academy and county under 17 side leads to the conclusion that improvements to the cricket offering and spectator facilities can no longer wait.

The plans and the arguments expressed are entirely persuasive and appropriate and we hope that the applications can be expeditiously approved so that the school and town can enjoy a cricket facility which will enhance both playing and spectator facilities.

It goes without saying that cricket is now gender neutral and the proposed changing room and shower facilities show that the school have taken on board advice from the ECB and Sport England on this and matters relating to LGBT requirements.

Our final comments are that the school needs to be congratulated in putting together a design package which retains the old world charm of the pavilion and yet seeks to look after modern playing and spectator requirements-all in all a difficult job, but to our minds the school have achieved that with these proposals.

26. Sir David S, Melton

Fully supports proposal – requirements are changing with more girls playing cricket. Will ensure many years of use and meet needs for the future. Design has been carefully thought out.

27. Andy Siddall (Leics CCC)

Supports the proposal

28. Resident of London (Former pupil)

Supports proposal. Played there regularly when at the school. Proposals will enhance the facility. Alternatives have been considered but not practical. Separate building would risk obsolescence of the listed structure. Design is only sensible solution.

29. Resident of Shropshire

Former pupil and father of first girl to play for school First XI at Uppingham, fully supports the proposal to provide much needed inclusive facilities.

Planning Assessment

- 30.** The main issue is the impact on the setting and character of the listed building in the light of Historic England's comments. Furthermore, regard needs to be had to, the impact on the conservation area, impact on adjacent residents and highway safety.
- 31.** At the Statutory level, Sections 16 (2) and 66 (1) of The The Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to 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.
- 32.** As the site also lies adjacent to a conservation area, there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of The Act.
- 33.** It is also desirable to keep the existing building in its original use which is the best way of securing its long term survival as an historic building.
- 34.** As set out above, the primary reason for this proposal is to provide updated enhanced facilities for the provision of mixed use and elite cricket at the site. The existing building is not fit for purpose even for boys cricket at present.
- 35.** Several alternative options have been assessed including a stand alone new pavilion at the southern end of the site, separate buildings adjacent to the existing pavilion, and new structures adjacent to the existing with lightweight links. These have been discounted for various reasons, the new option at the south would leave the existing pavilion redundant and likely to fall into disrepair. The location of the building in a tightly constrained corner, together with the presence of trees close to the building means it is difficult to develop adjacent to the current building. The provision of separate buildings adjacent, whether linked or not does not provide for the use of and flow through space efficiently. The Options Document is on the web site.
- 36.** The proposal would partly obscure the elevation of the pavilion that currently faces the cricket square. The main front or principal elevation could be argued to be that which faces the road on the west side, but the functional front faces the pitch. This is much altered due to the removal of the balcony shown in the photo above.

Assessment of impact on Heritage Assets

Heritage Assets affected:

- Uppingham Cricket Pavilion.

- Uppingham Conservation Area.
- 44 North Street East.

- 37.** The Uppingham School Cricket Pavilion was built in 1923 and is a Grade II Listed building located on the northern side of 'The Upper' playing field on the eastern edge of the town. It is a recent Listing (October 2018).
- 38.** Grade II Listed buildings are of special interest. Some 97.7% of all Listed buildings in England are categorised as Grade II. The building is Listed for both its architectural and historic interest and for its value as part of a group with 44 North Street East as well as with many listed buildings along High Street East which runs westward from the pavilion.
- 39.** Its architectural interest derives from it being a picturesque, well preserved and detailed Arts & Crafts design and because the Architect, Sir Walter John Tapper, was of national renown.
- 40.** It is of Historic interest because it was designed by a nationally renowned architect and retains many historic features, including the internal honours boards bearing the inscriptions of individual names making up the cricket teams dating back to 1856, some of whom went on to become nationally renowned players. It replaced an earlier pavilion that was located to the south against the boundary to Seaton Road.
- 41.** Uppingham Conservation Area was designated in 1981. The eastern boundary of the designated Area terminates on the opposite side of the High Street East/North Street East/Glaston Road/Seaton Road junction.
- 42.** Whilst the original interior survives largely unaltered, the pavilion has lost a couple of its original and most prominent external features, a balcony that occupied the space between the wings projecting southward at either end of the building and a thatched projection that was supported by the balcony and housed a scorers box and scoreboard with a clock above. A clock is now positioned in the gable of the surviving dormer but the space below is blocked-off.
- 43.** The Architect was obviously conscious that both the front and rear of the building would be of equal importance with the north elevation being readily exposed to view from the adjacent road junction and because there is a formal entrance to the playing field on this side, where attention is focused on the main entrance door to the pavilion by the symmetrical layout of the paths, lawns and planting beds. This side of the building is largely unaltered, both from its origins and as proposed.
- 44.** To either side (east and west) of the pavilion are mature trees that contribute to its setting by framing views from the both northern and southern directions.
- 45.** The proposals are to add extensions onto the southern end of both the projecting wings with a new balcony in the space enclosed by these projections. Internally, there would be some remodelling to provide accommodation to meet modern requirements for buildings used in connection with modern cricket.
- 46.** The applicants have considered several alternatives to the proposals put forward for formal decision and each of these, including wholly separate buildings and various options for extending the existing pavilion, all of which have been discounted for valid functional and heritage impact reasons. See Option Appraisal, Nov 2019 on the web site)
- 47.** In my opinion, the proposed alterations and extensions to the existing pavilion have been carefully considered and a sensitive scheme arrived at that minimises harm to the fabric of the building and its architectural and historic significance.

48. The degree of harm to this heritage asset would, in my opinion, be less than substantial. There will be a loss of some historic fabric and the setting of the building will, I have to agree, be adversely affected, in particular when viewed from the playing field. However, against this must be considered the future of a building that is no longer fit for its original purpose and cannot meet 21st century requirements. The proposed additions will preserve the buildings' established floorplan and a positive element of the proposals would be the proposed reinstatement of a balcony to the south-eastern side. As with the original, this will infill most of the space between the two projecting wings onto which the proposed extensions will be added.
49. The applicants have satisfactorily demonstrated that the existing building cannot fulfil its original purpose in today's more inclusive and regulated environment.
50. The enhanced facilities the extensions and alterations will not only be of benefit to pupils of the school, comprising nowadays both girls as well as boys, but also of benefit to the wider sporting community by encouraging participation in one of the Country's national sports by a wider cross section of society. There will also be benefits to the local community arising from the ability to stage higher status matches than current facilities allow.
51. The improved facilities will also allow the 'Upper' to be used as a base for the Leicestershire County Cricket Club's Academy team as well as enabling the staging of the under 17 ECB National (Bunbury Festival) and the various inter-county games and a range of other tournaments that are not possible at present with the restricted and outmoded facilities available.
52. As the Applicants Planning Agent explains, a former entirely private school facility will be opened up for a more public sporting use to benefit both Leicestershire and Rutland cricket in a manner quite different from that of a purely private use when the pavilion was constructed in 1923. Without the extensions and alterations the building will no longer be able to serve the purpose for which it was originally designed. It may thereby fall into decline.
53. Paragraph 193 of the NPPF (February 2019) requires that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation, irrespective of whether any harm amounts to 'substantial' or 'less than substantial' harm to its significance.
54. Paragraph 196 of the NPPF states that in cases where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. It is a long-established principle of good conservation practice that the best use for a building is that for which it was originally built and without the alterations and extension proposed this building could become redundant and used for other, non-cricketing purposes.
55. In cases where it is concluded that proposals will result in 'less than substantial harm' to a heritage asset it is for the decision maker, in this instance the Planning Committee, to conclude whether any harm is outweighed by public benefits arising from the proposals.
56. As stated above, the application site is not within the Conservation Area but is just outside and therefore has the potential to impact on the character and appearance of the designated Area. The northern elevation of the building that is observed from the eastern end of the nearby Conservation Area will not be altered and the street scene will therefore be largely unchanged and the character and appearance of the designated Area will be preserved. This would not be achieved by side extensions.

57. The thatched roof of the original building would still be visible over the new balcony and only the 2 rear projecting gables would disappear, to be replaced by gables of similar proportions on the new extension.
58. The extension would be linked to the 2 gables by narrow sectioned structures to retain the integrity of the original gables. The latest revised scheme also includes retention of stone mullioned windows in the south elevation of the main body of the building which it was originally proposed to remove to allow better circulation space. This has had a bearing on determining whether the impact is less than substantial.
59. The materials would contrast with the original building but this is good practice as it clearly demarcates the difference between the 2. The rear gables would be in dark stained timber with glazed curtain walling on the main ground floor south elevation. The roof of the gables elements would be
60. When weighed against the public and heritage benefits, and the need to secure the optimum viable use of the building, I agree with the applicants that the public benefits outweigh the harm that the proposals will cause to the building and its setting. Any harm to the historic building has been reduced to the minimum necessary to deliver the public benefits, and the benefits cannot be delivered without the harm. Paragraph 194 of the NPPF is engaged and, in my opinion, the proposals meet the criteria set out in the NPPF, the 1990 Act and national and local policies (including those of the Uppingham Neighbourhood Plan) relating to the conservation and enhancement of heritage assets.
61. I appreciate that my conclusions on the proposals are at variance with those of Historic England, who are of the opinion that they will result in substantial harm, but I nonetheless concur the applicants heritage specialists that the proposals will result in less than substantial harm and that resultant harm is outweighed by the resultant public benefits.
62. If the application is to be approved, then a condition requiring the submission of the following would be appropriate:
 - Samples of materials
 - Details of rainwater goods
 - Large scale details of new doors and windows.

Residential Amenity

63. The existing use of the site and the buildings thereon is for sports, particularly cricket, which is primarily played in summer. This will not change. Any increased use of the extended pavilion in connection with this primary use will have minimal impact on local residents.

Highway Safety

64. The highway authority has no objection.

Conclusion

65. This is clearly a finely balanced proposal in terms of how it impacts on the listed building. The concerns of Historic England are recognised but the applicant has done a considerable amount of options appraisal. The proposal will not be visible from the street in front of the building, unlike side extensions suggested by Historic England. It will preserve the building in terms of securing its long term future in its original use, all of which is in addition to the public benefits which it will bring to the area in terms of access

to cricket and potential trade for local businesses when County games are played. On that basis it is recommended for approval.

- 66.** If members resolve to approve the application it will need to be referred to the Secretary of State in the light of Historic England's concerns.



25 March 2020

Planning Officer
Rutland County Council
Planning Support Team
Catmose
Oakham
LE15 6HP

For the attention of Nick Hodgett:

Dear Nick.

2019/0076/FUL AND 2019/0147/LBA PLANNING AND LISTED BUILDING APPLICATIONS THE UPPER CRICKET PAVILION SEATON ROAD UPPINGHAM FOR UPPINGHAM SCHOOL:

Further to our meeting at your offices on the 29 November 2019 with you and the Conservation Officer which we found most useful, we attach an updated Design and Access Statement and Historic Building Report. The Statement sets out to address the comments made by the Historic England representatives and has been revised to accord with our recent discussions, we apologise for the time this has taken.

At The risk of repeating information already made in the various application statements we thought it useful to clarify some simple points. We think it expedient to draw on the approved planning policy constraints in respect of the cricket pavilion location as those policy limitations are fundamental considerations to the way the School has set about designing the pavilion extension. These aspects are noted in the updated Design and Access Statement and in this covering letter.

All the page references in this text refer to the Design and Access Statement.

Background:

- The Cricket Pavilion is over 96 years old: it is not suitable for the current and future educational and sporting requirements of the school-it is quite simply not fit for purpose: it is now an extremely limited, outdated sports building which was built as a basic male only sports facility. Clearly If the building now has no purpose, it has no use.
- The pavilion was built when the school was purely a single sex male educational establishment of 485 pupils.
- The current student establishment is over 800 mixed gender students of which girls form 42% of the School roll and who now represent a significant and growing part of the school cricketing population: the building is simply completely unsuitable as a female, LBGTQ or mixed user sports facility.
- The School have an agreement with Leicestershire County Cricket Club to host all the county cricket clubs academy, under 18 home cricket fixtures at the Upper Pavilion. This is a prestigious arrangement for the School, Leicestershire and Rutland cricket and the wider local community.

- The pavilion and ground are now a public cricketing facility and not a purely private School facility.
- The arrangement sees Leicestershire and Rutland emerging young county cricketers playing at the Upper Playing Field and hosting other county cricket teams from across the country in a variety of one day, two day and three-day tournament matches with teams staying in the area and spectators visiting and watching cricket. This is an obvious economic and community benefit for Rutland and Uppingham.
- The successful conservation of an historic building (unless it becomes purely a museum) of course depends on its continued use. Continued use depends on the adaptation of the pavilion to present day standards which in turn inevitably requires changes in some of the constructional or structural features of the building thereby extending the use of the facility for current and future generations- which has always been the aim of this project. This of course accords with the sustainability aims of the National Planning Policy Framework.
- Doubtless 96 years ago in an entirely different era the pavilion was then a suitable private cricket pavilion. It is not suitable today as a mixed gender cricketing facility or as a wider public community cricket facility catering as the showcase location and building for the emerging cricketing talents of the county of Leicestershire and Rutland in tournament games with other counties and with appropriate public spectator facilities and services.
- Due respect has been paid by the School to the site setting of the pavilion, hence the continuing preference for Option A.
- In this context it is useful to note the Local Plan Inspectors comments of June 1999 regarding the cricket ground. *“The cricket ground is a very attractive area of open land which occupies an elevated position on the south-eastern edge of Uppingham. Because of its elevation there are extensive views across the site from the Seaton Road frontage of the countryside to the north-east, east and south-east. In my opinion the Objection Site is part of the countryside setting of Uppingham, contributing significantly to the landscape quality of the setting. Visually the site is inseparable from the countryside beyond and in my view, both its physical characteristics and its setting role entirely justify its exclusion from the Planned Limits of Development.”* (Appendix Inspectors Report June 1999-attached).
- Hence, the Schools preferred pavilion application proposals (Option A) were designed at the outset to respect the adjacent town conservation area, **the open quality of the site setting** (referred above and in Appendix 1) and the important public views south from High Street and Seaton Road.
- There was at the outset of the project a commitment to retain the original fabric of the principal elevation and not to allow any new building on the important town facing public elevation of the pavilion (Page 32 refers). **Hence the real concern to retain the open singular site setting of this open countryside pavilion and the fundamental need to avoid attached wings to the or other extraneous buildings on the ground which would cause harm to the site setting which was so eloquently described by the Local Plan Inspector and which now forms part of approved planning policy.**
- In addition, the south facing, or private pitch pavilion elevation has been designed to retain the basic symmetry of the original 1923 elevation including a new balcony (Page 31 refers).

- The design shows a screened and expanded ground floor extension to provide essential match day spectator space with seating space shown for 26 persons. This area is also the area set aside for cricket coaching, lectures and teaching when not used on match days.
- The original 1923 pavilion had a sheltered spectator viewing area beneath the balcony which was all removed in 2000/2001 (Page 31) shows the difference between the original 1923 building and the current pavilion. Page 30 shows the comparison of the plans but of course the existing building plan (of 2001) does not show the original 1923 (as built) sheltered spectator viewing area which was located south of the *Main Room* and sheltered on three sides by the pavilion.
- The design aim in the application proposals has been to conserve the two main elevations (north and south); to limit the need for extraneous ancillary buildings which would cause significant harm to the site setting, taking cognisance of the important views of the pavilion, as noted by the Inspector and to provide an **integrated** functional modern and future-proofed cricket pavilion built to user standards, according to ECB (England and Wales Cricket Board) and Sport England guidance—hence the preference for Option A.
- The important mature trees surrounding the pavilion retained in Option A are intrinsically part of the attractive and unique open countryside setting of the pavilion and as such entirely worthy of conservation.
- Other design options have been reviewed as detailed in the Design and Access Statement. These are *Option B side extensions* pages 14 to 22: *Ancillary Buildings* pages 36 to 41 and *Option C (Side Extension and Ancillary)* pages 43 to 52: the latter reflects the inadequacy of Option B in terms of required floorspace etc. The options all fall short for reasons specified in the Design and Access text **and would cause significant harm to the countryside site setting of the pavilion.**
- The application site was of course appraised in some detail prior to any application submission and the various approaches were discussed at our initial meeting with the conservation officer, which followed our on-site meetings. Page 12 of the Site Analysis refers to the various approaches.

Uses:

- The operational use of the Upper Cricket Pavilion and Upper Playing Field School throughout the summer period is intense and varied. The School cricket matches start the last week in April and go forward to the last week in June with home matches every Saturday and many weekdays. This is aside from practice matches and coaching use.
- The Leicestershire County Cricket Academy has various home team fixtures from May to September inclusive with a variety of matches throughout the week.
- The ground also hosts the national Cricketer Cup Matches for Uppingham Rovers and occasional fixtures for touring teams.
- The cricket matches include one day fixtures with 11:30 or 10:30 starts; two day and three day matches which may involve county teams from all over the country. Last year for example teams from the Lancashire, Durham and Northumberland county academies played at the ground. Many teams and supporters stay in the local area.

- The catering requirements have intensified and need to improve to provide for the hosting needs of the Leicestershire County Cricket Club Academy and visitors.
- Catering is required for a minimum of 32 people per match (24 players, 4 coaches, 2 scorers and 2 umpires). This can be more if teams bring additional staff, for example physiotherapists or analysts. The requirement is for a separate dining area-separate from spectators as shown in Option A.
- There are basic spectator requirements now that the pavilion facility is a community use facility for Leicestershire and Rutland, hosting the new under 18 county cricket championship fixtures with teams from a variety of counties including spectators who expect catering services and facilities; which of course is entirely different from the previous private school use.
- The basic team catering requirements for one day matches is one hot meal in the 40-minute break between innings. For the two day and three day matches the requirement is one hot meal at the 40-minute break lunch break (approx. 1pm) and something lighter (hot or cold) at the 20-minute tea interval (approx. 3:40pm). Often teams also require some sort of light breakfast (beans on toast, egg on toast etc.). The timing of matches sees the teams arrive 1.5 to 2 hours before start of play (often 11am). Therefore, catering arrangements must be flexible.
- The current lack of an appropriate kitchen facility at the pavilion is a real problem. There is no ability to prepare or store food on site.
- At present the catering for the cricket fixtures is undertaken in one of the kitchens in the main school and brought to the ground in a van. This is a real limitation on what can be prepared, runs a significant risk of food not being at the ground on time or even at all and has valid health and safety concerns. The aim with the extended pavilion is to offer suitable food options prepared on site for teams and spectators throughout matches.
- Many of the School cricket and Uppingham Rovers matches also attract spectators. The establishment of the Upper Playing Field and Upper Cricket Pavilion as the home venue for Leicestershire County Cricket Clubs emerging cricketing talent playing other county teams in the new county championship is likely to see members of the public attracted to the ground and Uppingham-hence the need for appropriate facilities at the pavilion.
- The provision of seating space for 26 persons in the Club Room can hardly be called excessive when looked at in the context of the current and future cricketing requirements and function of the pavilion.
- Many of the county teams travel to the Upper Playing Field in coaches or minibuses which are then parked at the School Coach Park off Leicester Road. Spectator parking is allocated off the Glaston Road entrance to the Upper Playing Field as noted in the current planning application.
- The vision for cricket at Uppingham will involve additional community use.
- The Director of Cricket at Uppingham aims to provide a cricket programme for local children in the hope that this will be supported by the MCC via the MCC Foundation to create a lasting partnership between the School and the local community providing positive and engaging cricket opportunities all year round. The agreement with Leicestershire County Cricket Club is but the first stage to enhance cricket opportunities in Leicestershire and Rutland.

Support is drawn from Government guidance in the National Planning Policy Framework (Paragraph 94 (b)) and the Planning for Sport Guidance of 2019. We have followed the guidance and 12 principles outlined and have engaged proactively with you and the conservation officer over the past 12 months.

The preferred pavilion extension (Option A) has been designed to promote sporting inclusivity and social interaction for both the School and the wider cricketing community needs of Leicestershire and Rutland - hence the need for appropriate and requisite public facilities quite aside from the necessary School requirements.

We can confirm that revised details have been sent to the ECB representative and to Sport England. You will be aware that previously the application details have been approved by both bodies.

We thank you and the Conservation Officer for your valuable assistance and interest in this project and we hope we can now move forward expeditiously and positively.

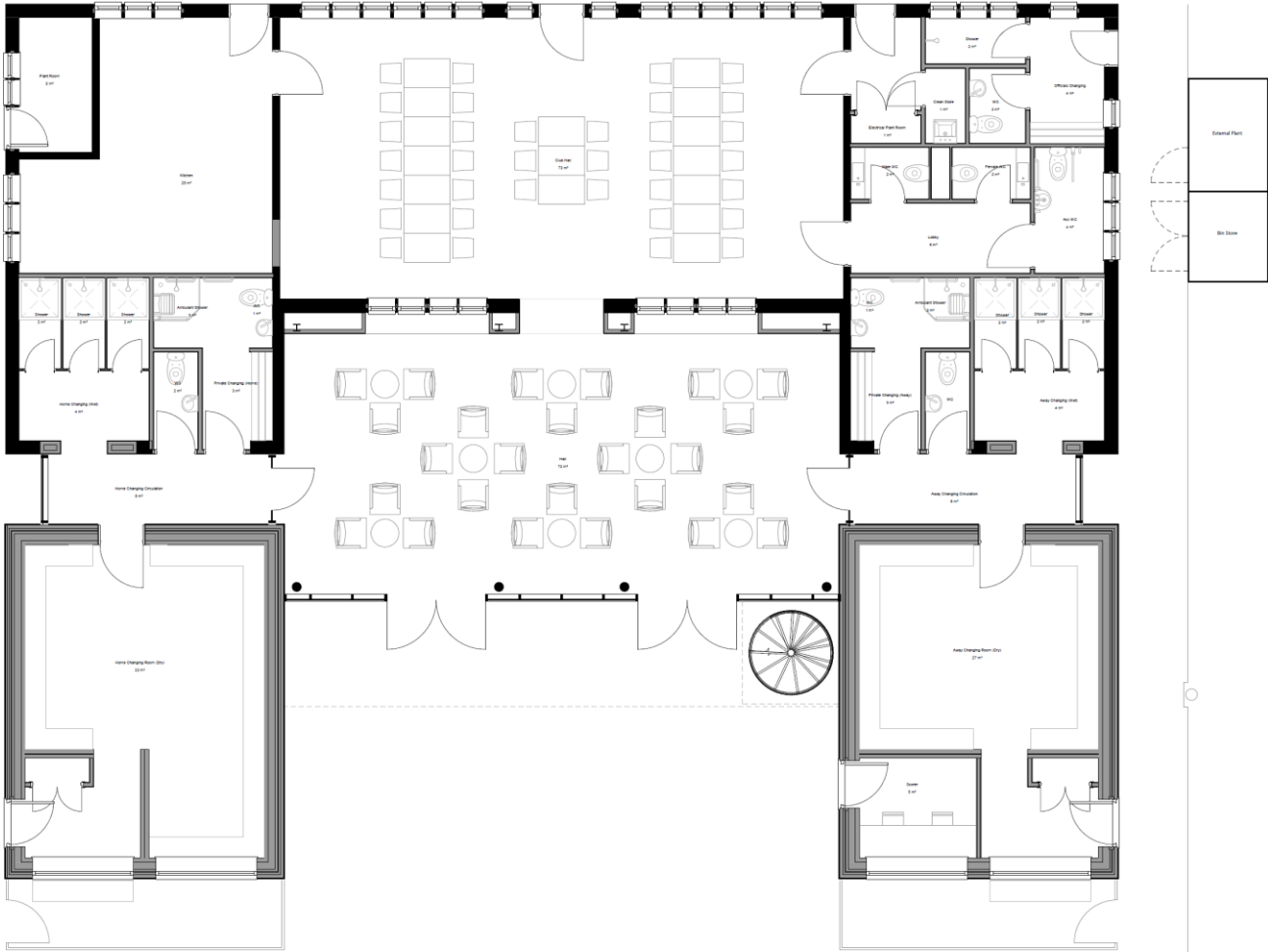
We look forward to hearing from you in due course.

Yours sincerely

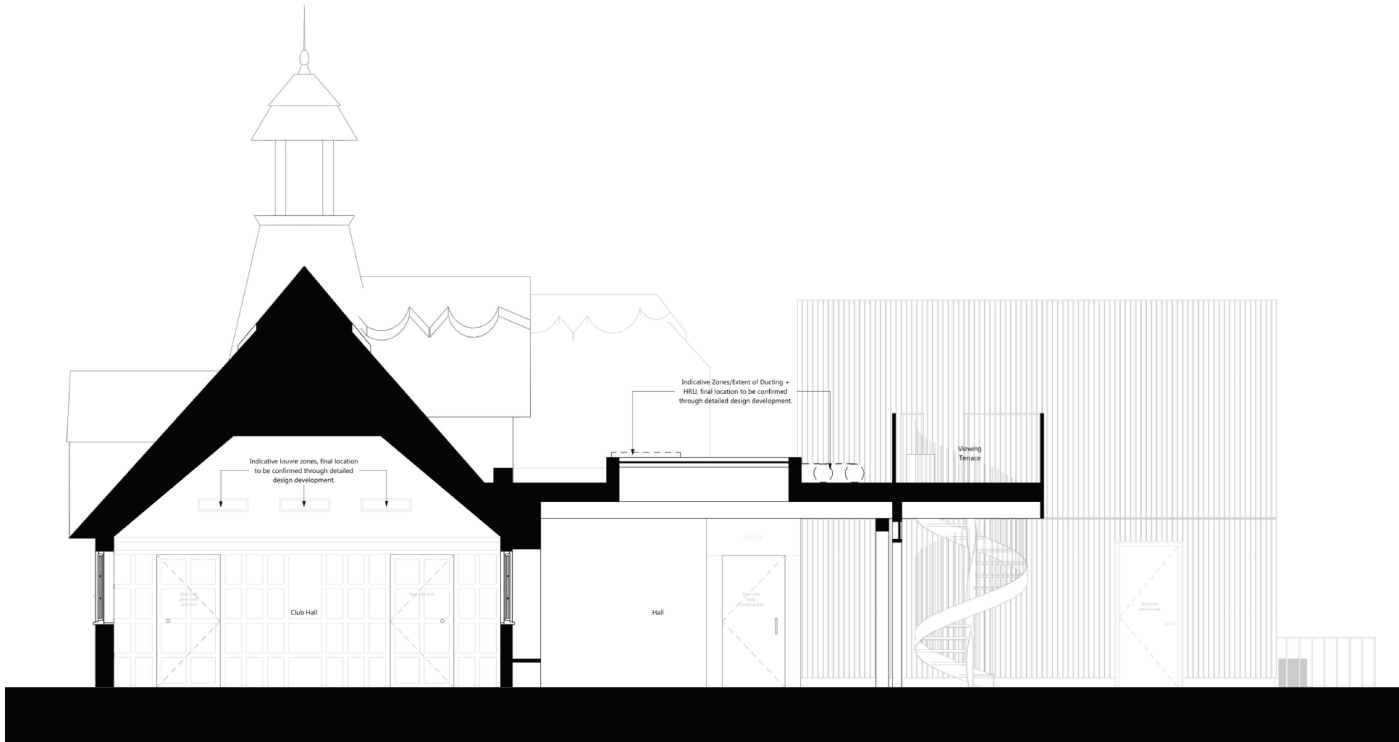
STEPHEN LUCAS MRTPI
LUCAS LAND & PLANNING

Appendix 1: Local Plan Inspectors comments June 1999:

**Moulton Park Business Centre Redhouse Road Moulton Park Northampton NN3 6AQ
info@lucasland.co.uk**



GF Plan



Section (West)

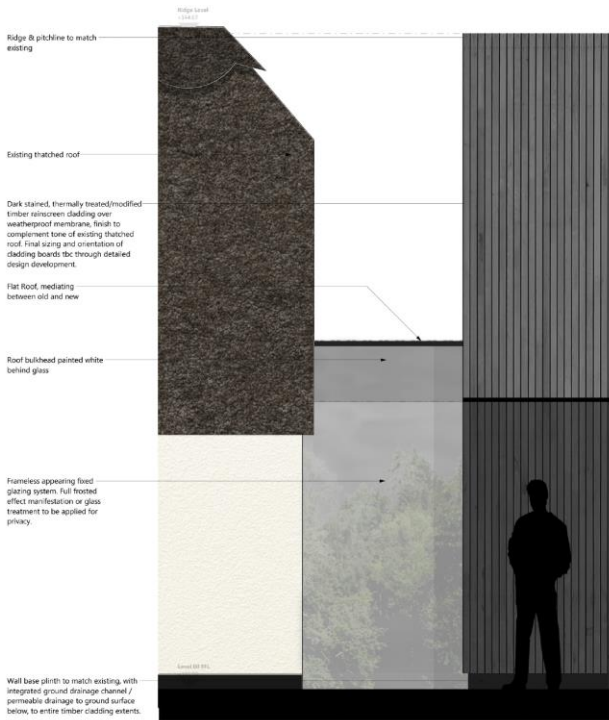


3h Elevation (Pitch Facing) - Colour Elevation

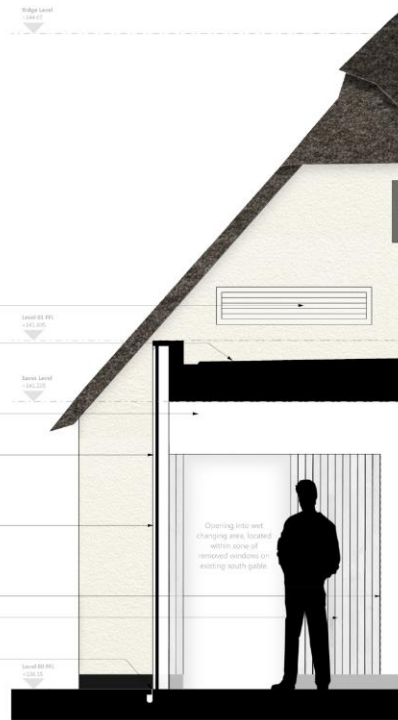
South Elevation



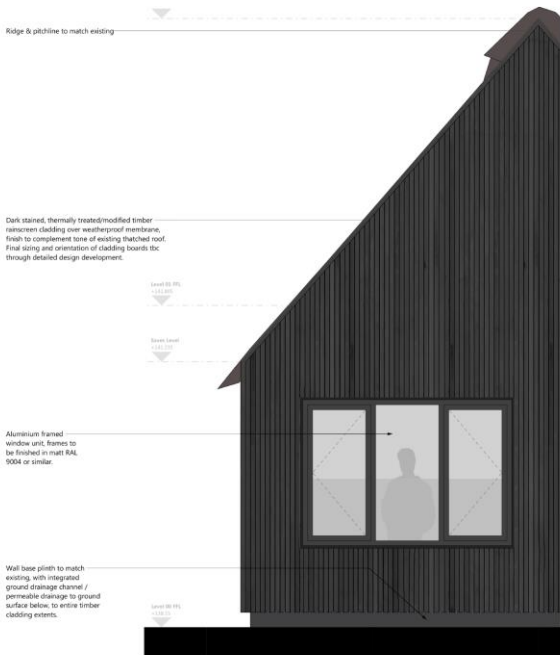
East Elevation



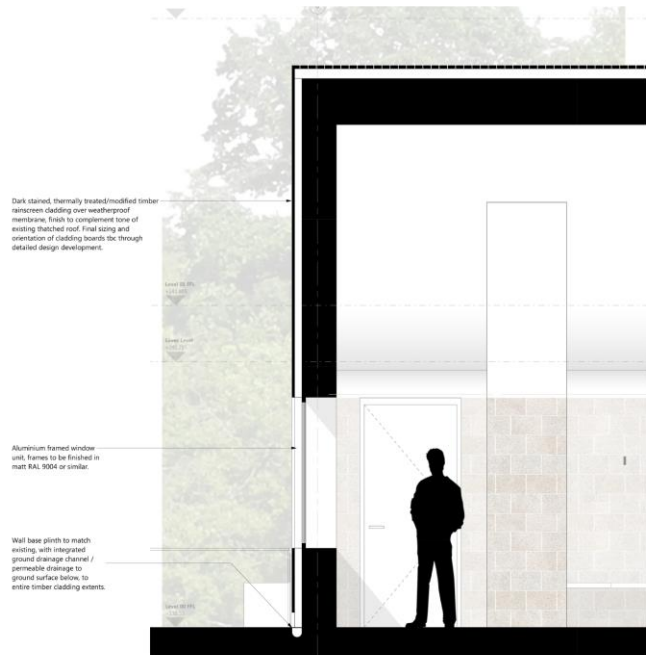
Existing / Extension Junction Elevation
Scale - 1:20



Existing / Extension Junction Section
Scale - 1:20



South Timber Gable Elevation
Scale - 1:20



South Timber Gable Section
Scale - 1:20

