

08/04/214/OT

The Planning Inspectorate

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7 Feb 2011 19 01

COMMENTS ON CASE (Online Version)

Please note that comments from interested parties to this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local council. This will usually be available in the list of documents for this case.

Comments submitted after this date may be considered invalid and returned to the sender.

DETAILS OF THE CASE

Case Reference **APP/N4720/A/10/2140564**

SENDER DETAILS

Name **Mr Robert M Murphy**

Address **1 Glebe Terrace
LEEDS**

Phone no **[REDACTED]**

Fax no

Postcode **LS16 5NA**

E-mail **rob.murphy2@btinternet.com**

Please confirm how you wish to correspond with us Electronically, via the email address specified above

On paper, by post

Acting On Behalf Of **N/A**

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7 Feb 2011 19 01

COMMENTS ON CASE (Online Version)

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DETAILS OF THE CASE			
Case Reference	APP/N4720/A/10/2140564		
Address of site	Headingley Lane Headingley Leeds West Yorkshire		
Postcode	LS6 1BN	Grid Reference Easting	4288308
		Northing	4355347

SENDER DETAILS	
Name	Mr Robert M Murphy
Acting On Behalf Of	N/A

ABOUT YOUR COMMENTS	
In what capacity do you wish to make representations on this case?	Interested Party / Person
What kind of representation are you making?	Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE
Please provide your representation below
As a resident of Headingley / Far Headingley and as a retired town planner I object to all of the appeal applications - Residential development at Leeds Girls High School Headingley Lane Leeds APP/N4720/A/10/2140564 PA P/08/04214/OT Conversion and extension to provide 36 dwellings Leeds Girls High School Headingley Lane Leeds APP/N4720/A/10/2140572 PA P/08/04216/FU Conservation Area Consent for the demolition of rear and side extensions to main school building lean-to to stable block and greenhouse and removal of 4 storage containers APP/N4720/E/10/2140575 CACA P/08/04217/CA

YOUR COMMENTS ON THE CASE (Continued)

Rose Court - Conversion and extension of Rose Court to form 12 apartments
APP/N4720/A/10/2140578 PA P/08/04219/FU
APP/N4720/E/10/2140587 LBA P/08/04220/LI

I object- by supporting the Senior Conservation Officer s detailed comments that were made at the time of the applications (mine as it happens) These comments / objections / queries are set out in the following documents which I trust you have received or will receive or that you will call for from the LPA -

CONSERVATION ADVICE NOTES 2006-08

P ref P8747 + P8750
To Timothy Poupard (PS NW) From Rob Murphy
Subject Rose Court Leeds Girls High School Headingley Lane LS6
Appl P/08/04219/FU +
P/08/04220/LI
Applicant/agent The Morley House Trust / The Land & Development Practice
Date 5 February 2010

P ref P6758
To Timothy Poupard (PS NW) From Rob Murphy
Subject CA Demo LGHS site Headingley Lane LS6
Appl P/08/04217/CA
Applicant/agent The Morley House Trust / The Land & Development Practice
Date 15 January 2010

P ref P6789 + P6744
To Timothy Poupard (PS NW) From Rob Murphy
Subject Rose Court LGHS Headingley Lane LS6 File Q202/26c-6
Appl P/08/04219/FU +
P/08/04220/LI
Applicant/agent The Morley House Trust / The Land & Development Practice
Date 8 August 2008

P ref P6758
To Timothy Poupard (PS NW) From Rob Murphy
Subject CA Demo LGHS site Headingley Lane LS6
Appl P/08/04217/CA
Applicant/agent The Morley House Trust / The Land & Development Practice
Date 5 August 2008

P ref P2174
To Brian Pearson (Local Plans West) From Rob Murphy
Subject Leeds Girls High School sites LS6 - Planning & Development Brief
Appl pre app
Applicant/agent Leeds City Council and The Land Development Practice
Date 12 January 2006

My principal objections are

1 Rose Court
This is a superb John Clark building dated 1842 capable of restoration from school use to villa
There is a RCHME (now EH) report photos and GF plan and 1912 catalogue of rooms - published February 1996

YOUR COMMENTS ON THE CASE (Continued)

An extension is no longer proposed (other than the proposed light wells) Terraced town houses are no longer proposed Demolition works are no longer proposed A new access is shown within the red line site

Therefore the address of the applications should read
Rose Court 29 Headingley Lane and lodge 4 Victoria Road Leeds 6

The Description of the LBA should read
Listed Building Application involving internal and external alterations including the excavation of 5 lightwells to form 8 flats in Rose Court and 4 flats in its western annexe
The Description of the PA should read
Change of use including external alterations of former school buildings Rose Court to 8 flats and its annexe to 4 flats with retention of lodge dwelling and 12 No parking spaces on existing access and new service-vehicle access off Victoria Road

The three GF rooms on the south elevation - the dining room garden hall and drawing room - should be treated as museum rooms They are inter connected by exquisite mahogany doors arguably irreplaceable The proposal to replace these with flat-entrance doors would cause irreparable damage

A precedent case involving museum rooms has been approved with conditions at Spenfield Otley Road Leeds for the creation of five apartments Hollydene Parsonage at 58 Otley Road has recently been converted from dental practice to single dwelling with office accommodation

The proposed conversion of the Grade II Listed Rose Court to 8 flats is over-intensive and would damage its character and if evidence were provided of failed marketing to sell the building for its ideal original use as a single villa then the number of apartments in Rose Court should be reduced from 8 to 6 Apartments 1 & 3 should be combined and Apartments 2 & 4 should be combined - to save the museum rooms

Further reasons for reducing the number from 8 flats to 6 -
• too little parking provision for 13 units (including the Lodge)
• some of the parking is beneath trees

The Red Line should include all of the LB curtilage down to Victoria Road (see old map on page 14) This is because the impact of the new-build on the character of the LB including its setting would be a minus the former garden now N17 tennis courts and the south aspect of Rose Court would clearly be harmed Therefore excellence or mitigation should at the very least be sought elsewhere - such as a reduction in the number of flats being inserted into the principal LB

If approval is to be granted then the staged occupation of converted / retained buildings should be tied to the occupation of newbuild dwellings (as at Cookridge Hospital) and there should be a management agreement for access to and maintenance of the three museum rooms (as at Spenfield)

2 Eleanor Lupton Building Headingley Lane

This should be included in the package of schemes - being Site 4 of the Morley Trust Estate and being a Grade II LB with high chapel ceilings with two organs in situ that needs a new use The implementation of an approved scheme should be tied in to any larger approved scheme

3 Former Gym & the NW Lodge

I welcome the retention of the former gymnasium (Morley House stables building) dated c1845 and the NW Lodge (No 31 Headingley Lane) dated c1907 but the lodge should remain one dwelling - because its subdivision into two with two new garages would leave too little useable amenity space

4 Main School Building

Extract from an English Heritage listing report (2008)
Architect H S Chorley of Chorley and Cannon contractor Edward Airey
The 1905 school is of two-and-a-half storeys and comprises a south-facing classroom block and a large [1905 unaltered] hall contained within a parallel range to the north Staircases

YOUR COMMENTS ON THE CASE (Continued)

are accommodated in flanking cross wings of three storeys
Ref 1908 Godfrey map

The CAC application should therefore read
CA application for the demolition of assembly hall and rear 3-storey wings of 1906-7 main school building and of later rear and side extensions to main school building and of lean-to extension of former gymnasium (originally Morley House stable block)

I object to the façade scheme submitted for this building its rear (north) elevation is intact and is of only slightly less merit than the front elevation The submission seeks to obfuscate the demolition issue The flat roofed extensions could easily be removed The case for the substantial demolition of a positive CA building has not been submitted A number of Chorley and Cannon s buildings in Leeds are listed (ref Linstrum page 374) so Chorley s original Main Building deserves retention not a façade job

R M Murphy MRTPI (Rtd) IHBC (Rtd)