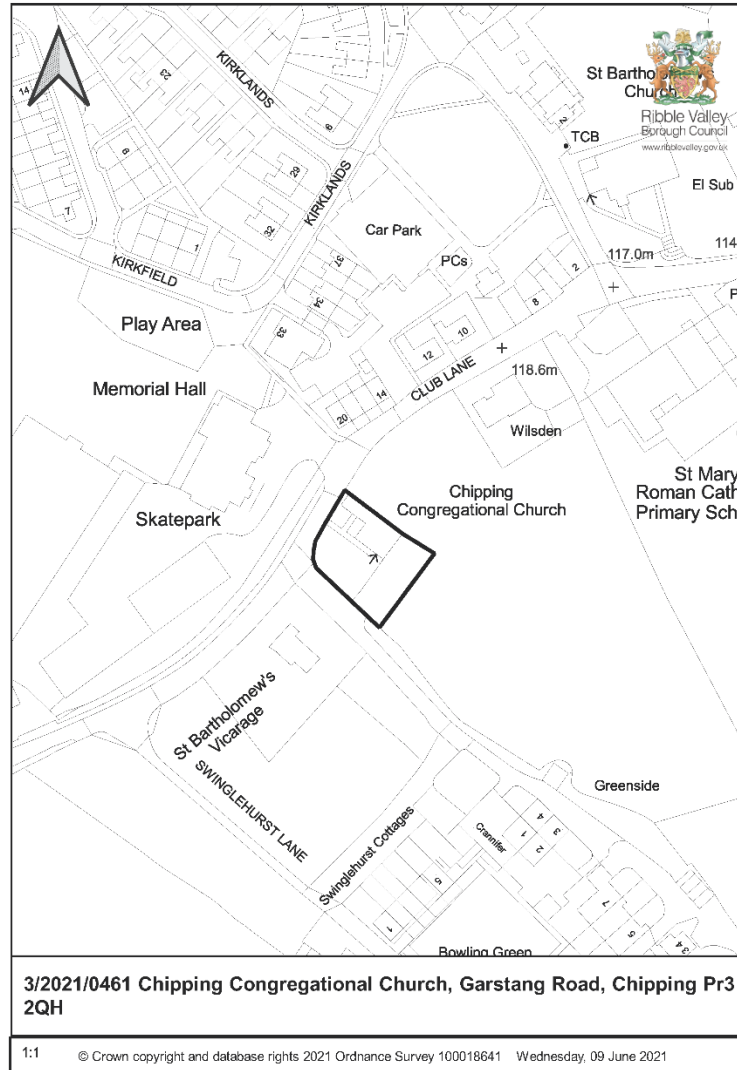


APPLICATION REF: 3/2021/0461/P

GRID REF: SD 362125 443200

DEVELOPMENT DESCRIPTION:

ERECTION OF UPLIT TIMBER CROSS AND REPLACEMENT OF TWO TIMBER DOORS WITH NEW TIMBER DOORS AT CHIPPING CONGREGATIONAL CHURCH, GARSTANG ROAD, CHIPPING PR3 2QH



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received at time of preparing report.

ADDITIONAL REPRESENTATIONS:

7 letters of support with one letter expressing disappointment that the previous application was refused. Comments include that there is no visual harm and the cross is an important statement of witness to the community.

1. Site Description and Surrounding Area

1.1 The building is located on the outskirts of Chipping within its own grounds and has a road frontage on to Garstang Road. The building is Grade II listed and situated within the Chipping Conservation Area. The Chapel is identified as a focal building in the Conservation Area Character Appraisal.

2. Proposed Development for which consent is sought

2.1 This application seeks detailed consent to replace the two timber doors on the north east elevation with new timber doors of similar design and for a wooden cross to be up lit and attached to the north west elevation in a central position with a light attached to the single storey element of the building.

3. Relevant Planning History

3/2020/1056 Erection of up lit wooden cross and replacement of timber doors with glass doors. Refused

4. Relevant Policies

Ribble Valley Core Strategy
Key Statement DS1 – Development Strategy

Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets

Chipping Conservation Area Appraisal and Management Guidance
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

5. Assessment of Proposed Development

5.1 Principle

5.1.1 The main issue relates to the impact the changes would have on the Chipping Conservation Area and the Listed building. The proposal has been altered since the previous scheme in that additional information has been submitted to justify the replacement doors and that they are now to be timber doors rather than glass doors which retains the main character and solidness of the doors.

5.2 Heritage/Cultural

- 5.2.1 This proposal falls within the Chipping Conservation Area and is a Grade II Listed Building. The SW and NW elevations are the principle elevations and the form and arrangement of windows and doors are simple and relatively plain. The building is squared watershot sandstone with sandstone plinth, quoins and square gutter. Each wall is of 2 bays, having windows with glazing bars, plain stone surrounds with semi-circular heads, keystones and radiating glazing bars. The building has a single storey extension at the front of the building which is clearly subservient to the main chapel.
- 5.2.2 In relation to the Chapel it is important to acknowledge that the Chipping Conservation Area Appraisal identifies the building as a focal building. The appraisal refers to the loss of architectural details such as panelled doors being replaced with less appropriate ones. It is considered that the revision from the original refusal is significant and the replacement of the two historic solid timber doors with now more similar timber hardwood doors has a less than substantial harmful impact to the architectural and historic interest of the listed building and the wider Conservation Area. It is also recognised that the doors may offer some improvement in relation to the insulation benefit.
- 5.2.3 The proposal now also includes evidence of a joiner's report identifying the condition of the doors which concludes it will be difficult to fit an adequate draft exclusion and that a new solid door would also improve access.
- 5.2.4 In relation to the cross it is considered that although it will still draw attention away from the simple functional design of the building the overall changes to the application make it acceptable.

5.3 Residential Amenity/ Noise

- 5.3.1 No issues

6 Conclusion

- 6.1 NPPF paragraph 196 and 194 requires that less than substantial harm be weighed against any public benefits of the proposal and any harm be clearly and convincingly justified. The revised scheme as well as improvement to public worship in a better environment is sufficient to outweigh the harm in this instance. The comments of support are noted however not all the issues raised are material considerations in the decision-making process.

RECOMMENDED: That LISTED building Consent be granted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan.

Elevation Plan Dwg ML/CCC/6023

Spot light details submitted with the application.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Precise details of proposed external materials shall be submitted to and agreed in writing by the Local Planning Authority before their use within the development hereby approved.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and setting of the area.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0969