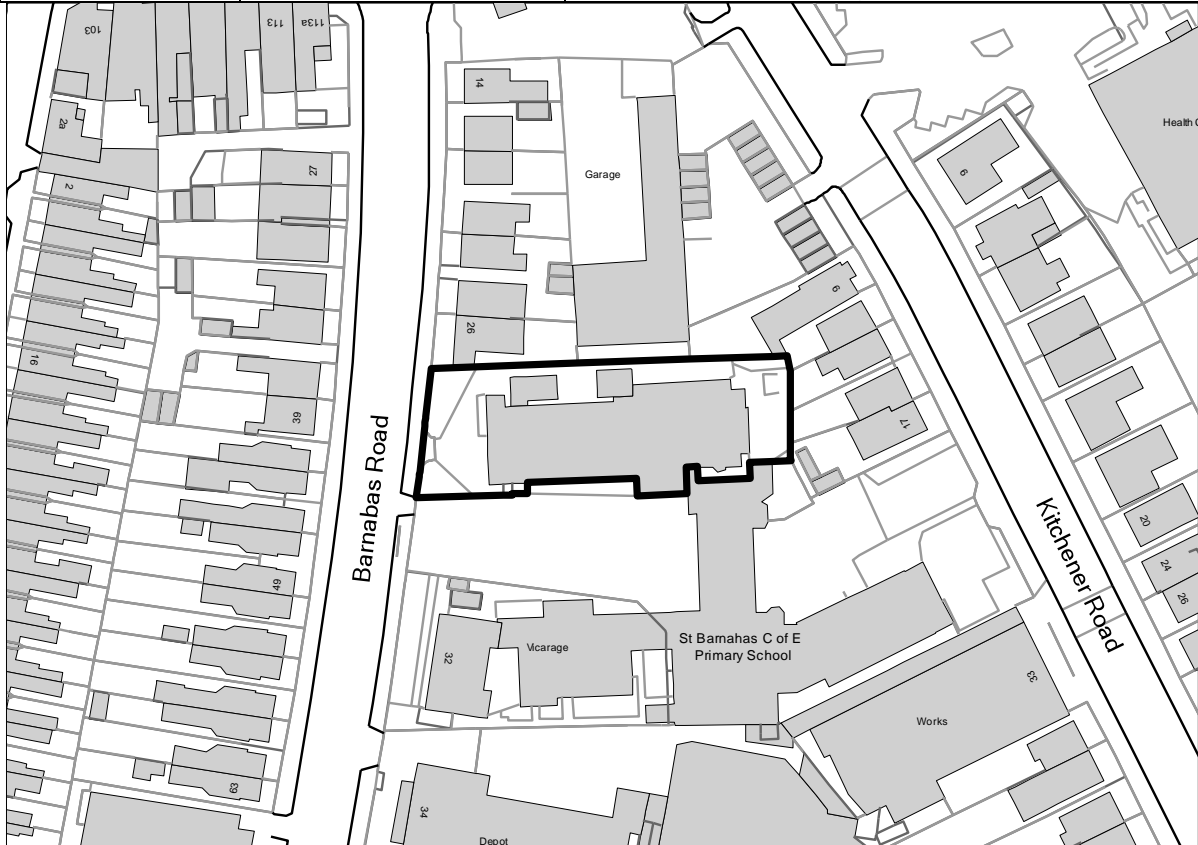


20202124	28 St Barnabas Road	
Proposal:	Listed Building	
Applicant:	MR E. SABAT	
App type:	Listed building consent	
Status:	Other development	
Expiry Date:	29 December 2020	
SSB	TEAM: PD	WARD: North Evington



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Summary

- Application at committee at the discretion of officers.
- The issue is the impact of the proposal on the character and appearance of the Grade II Listed Building.
- Recommended for refusal.

Introduction

This application relates to St Barnabas Church (Class D1) a Grade II listed building. The church was deconsecrated in 2011. It is located in a residential area and within flood zone 2.

There is a parallel application (20212124) for planning permission for the installation of the flue and the single storey extension.

To the north of the site are a row of semi-detached houses and a vacant garage, to the east a row of semi-detached houses, to the south St Barnabas Primary School, a Hindu temple and library and to the west directly opposite a further row of houses.

Background

20131559 Change of use from church to function hall approved by Planning Committee.

The Proposal

The applicant proposes a single storey extension and the installation of an external flue.

A single storey extension is proposed, located along the northern boundary of the site, measuring approximately 3m wide to the west and expanding to 4.7m wide on the eastern side. It has a total length of approximately 16.7m. It has a flat felt roof with a height of 2.7m and a ridge height of 4m in the middle. The extractor flue with a height of 10.3m from the ground would be located on the flat roof and fixed to the side of the church.

The materials proposed for the extension are timber cladding and felt roof. The flue would be untreated steel construction.

The proposal appears to be to adapt or replace an existing wooden structure that has not had consent.

Policy Considerations

National Planning Policy Guidance (NPPF) 2019

Section 16 places and emphasis on the desirability to sustain and enhance significance of Heritage Assets.

Paragraph 189 - In determining applications, local planning authorities (LPAs) 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190 - Local planning authorities should identify and assess the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 191 - Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 192 requires local planning authorities to take into account the following: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 - 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 195 - 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, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following 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 benefit of bringing the site back into use.

Paragraph 196 states that where development proposals of less than substantial harm to the significance of a designated Heritage Asset, this should be weighed against the wider public benefits of the proposal, including, where appropriate, securing its optimum viable use.

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16 (2)

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.

Development Plan policies

Development plan policies relevant to this application are listed at the end of this report.

Supplementary Planning Documents - Residential Amenity SPD.

Consultations

Conservation Advisory Panel - The Panel focused on the design, materiality and quality of the two modern side extensions already on site, considered as harmful additions to the Grade II Listed building under consideration. The members agreed that the information submitted is inadequate/insufficient to fully assess the harm but concurred that the scheme as proposed is not acceptable, as it would fail to sustain the significance of the designated heritage asset.

Representation None received.

Consideration

Impact upon Listed Building

The former St Barnabas Church, is a Grade II listed building of 1882 by architects Goddard and Paget, now used as a wedding reception venue. The proposal is also located near the former St Barnabas Vicarage, a locally listed building (LL/174). The former Church and Vicarage have group value with St Barnabas Church of England School.

The proposal is for a timber framed kitchen extension, with an extractor flue, on the north side linked to the former church building. There is an existing timber framed structure on the same location. It is not certain to what extent this extant structure will be incorporated within the proposed extension.

The proposal is physically linked to the main building, but the plans are not clear of the points of attachment/abutting. The proposed extension is of a considerable size (16m in length) and screens a significant element of the current building along one elevation. Furthermore, the materials proposed for the extension are timber cladding and a felt roof. These materials are not in keeping with the structure, style and finishes of the Grade II Listed Building.

I consider that the proposed extension is crudely designed, is of poor materials and its location so close to the listed building would harm the special architectural significance of the listed building. The proposal does not preserve the building or the features of special architectural or historic interest which it possesses.

I consider that the proposal would substantially detract from the significance of the Grade II Listed Building.

Conclusion

The proposal is not an acceptable addition to the Grade II Listed Building.

Notwithstanding that assessment the level of detail provided is insufficient to make a full assessment of the impact of the proposal. I consider that the proposal will result in substantial harm to the significance of a designated heritage asset, this harm outweighed any public benefits of the proposal including, securing its optimum viable use. The proposal has no special regard to the desirability of preserving the building, its setting of special architectural or its historic interest.

I recommend that listed building consent be REFUSED for the following reasons: -

REASONS FOR REFUSAL

1. The extension by reason of its size, design and position would result in less than substantial harm to the historical, aesthetic and evidential value of the heritage asset and therefore its significance through the concealment of historic architectural features - buttresses and side entrance arch, contrary to policy CS18 of the Leicester Core Strategy and NPPF paragraph 194.
2. The extension and the addition of the ventilation flue would disrupt the appearance of the listed building and the nearby historic assets and would result in less than substantial harm to the building's historic and architectural significance and value. The proposal is therefore contrary to policy CS18 of the Leicester Core Strategy and NPPF paragraph 194.

NOTES FOR APPLICANT

1. REFUSAL - NO PRE-APP AND NO NEGOTIATION

Policies relating to this recommendation

2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.