



Application No: 2007/0579

Location: The Holy Trinity Church, Church Street, Lambley

Proposal: Single Storey Extension on North Elevation.
Demolition and Removal of Vestry, Boiler Room and
Chimney (Resubmission)

Background

Members may recall that the meeting of the Planning Committee on 14th November 2008, the Borough Council resolved to grant conditional planning permission for the above proposal on the grounds that the proposed extension would create a valuable resource for the congregation and the community as a whole with limited impact upon the fabric of the building or its historic setting.

It was not felt that the proposal would have any undue impact upon the listed church, its setting within the conservation area or upon neighbouring properties.

As a consequence of this decision, it was necessary to refer the application to the Secretary of State for Communities and Local Government under Article 14 of the Town & Country Planning General Development Procedure Order 1995, and under paragraph 3(b) of the Town & Country Planning Green Belt Direction 2005 for the Secretary of State to consider whether to call in the application to determine herself.

Outcome

In the Secretary of State's view, the proposal undoubtedly conflicts with Planning Policy Guidance Note 15: Planning and the Historic Environment and the Development Plan as regards policy on architecture and conservation areas. The proposal also involves inappropriate development within the Green Belt, which is by definition harmful and which should not be approved except in very special circumstances.

However, these conflicts are not considered to be of national importance, nor do they give rise to substantial regional or national controversy, and nor would

the grant of permission appear to set a precedent. As such, the proposal does not in the Secretary of State's view raise issues of such wider significance requiring a determination by her and she has concluded that the Borough Council should decide the application.

Recommendation

That the Borough Council issues the **GRANT OF PLANNING PERMISSION**, subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.
2. Before development is commenced there shall be submitted to and approved by the Borough Council a full schedule of works, to include works for the opening up of the North Door and precise details and samples of all materials to be used in the construction of the extension.
3. Prior to the commencement of works, a sample panel of stonework shall be constructed on site and approved by the Borough Council. The sample shall be retained on site for referral whilst works proceed and all new stonework is to be constructed to this exemplar.
4. Before development commences full details of a scheme of treatment to assess any archaeological remains shall be submitted to and approved in writing by the Borough Council. The approved scheme shall be implemented in accordance with the agreed details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the details of the development are satisfactory in accordance with Policy ENV15 (New development in a Conservation Area) of the Replacement Local Plan July 2005.
3. To ensure the details of the development are satisfactory in accordance with Policy ENV15 (New development in a Conservation Area) of the Replacement Local Plan July 2005.
4. To ensure a satisfactory development in accordance with Policy ENV15 (New development in a Conservation Area) of the Replacement Local Plan July 2005.

Reasons for Decision

The proposed extension would create a valuable resource for the congregation and the community as a whole with limited impact upon the

fabric of the building or its historic setting. The proposal would not have any undue impact upon the listed church, its setting within the conservation area or upon neighbouring properties.