

Item No 05:-

16/02593/LBC (CD.9183/B)

**Guiting Power Baptist Church
Guiting Power
Gloucestershire
GL54 5UX**

Item No 05:-**Conversion of Baptist Church into a dwelling at Guiting Power Baptist Church
Guiting Power Gloucestershire GL54 5UX**

Listed Building Consent 16/02593/LBC (CD.9183/B)	
Applicant:	KNA (Cotswolds) Ltd
Agent:	Verity & Beverley Ltd
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Richard Keeling
Committee Date:	9th November 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Impact on the Historic Environment
- (b) Other Matters

Reasons for Referral:

The Ward Member Cllr Richard Keeling has referred this application to be determined by the Planning Committee because the concerns over parking raised by the Parish Council and others.

1. Site Description:

The site consists of a Baptist church which is located in a prominent position within the village of Guiting Power. The church was constructed in 1835 and was built in local stone with a blue slate roof, set within coped verges. It is typically quite restrained in architectural style, with large arched windows containing leaded lights. A Venetian window is set up within the principal entrance elevation, with a fanlight over the doors below. All are set within ashlar stone surrounds with projecting keystone detailing.

Within the coped front wall is a historic set of wrought iron gates. The side and rear boundary walls are rougher local dry stone with cock-and-hen capping. To the rear is a school room extension (1890) and a further addition projecting to the side (1905), both gabled in form, with a small flat roof stone porch in the front corner. The church is surrounded by a burial ground, with the main graveyard area to the rear.

Inside the pews have been removed (apparently these were not original, but a more standard type dating to 1905). A raised pulpit is still present. The aisles are stone flagged, but the slightly raised pew areas timber boarded. A gallery is set at the west end, with original timber access stairs and original pews. Its floor is raked. The stair linings and a screen added below the balcony to form a lobby area, date to the late 20th century. The dado height boarded wall linings would seem to date to this period as well. The wall linings, and ceiling lining, within the school room addition are bead-and-butt and may be older. The ceiling within the main chapel is barrel vaulted, with a simple cornice and quite an unusually decorative large ceiling rose.

2. Relevant Planning History:

None.

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer: No objection - comments incorporated into the Officer's Assessment.

5. Views of Parish Council:

Guiting Power Parish Council wish to object to this planning application on the grounds of lack of vehicular access and parking. The lack of this amenity for this dwelling would result in increased parking congestion on the busy narrow road. This property is situated near the brow of a hill, so the resulting parking would; the Parish Council believe result in a Highways safety issue and could increase the likelihood of accidents occurring.

6. Other Representations:

Two local residents have objected to the proposal for the following reasons:

- Lack of parking and vehicular access/ highway safety
- Loss of a community facility

7. Applicant's Supporting Information:

Statement of Significance and Heritage Statement
Planning Statement

8. Officer's Assessment:**(a) Impact on the Historic Environment**

Externally, relatively few alterations are proposed. Existing doors and windows will be retained and repaired, with the exception of the two windows to the rear of the school room. Adequate ventilation and number of opening lights should be considered as much of the historic glazing is direct fixed leaded lights. The alteration of these into a set of French doors and a two-light window is proposed, which is supported. Previously two French doors were proposed but this was revised at the request of the Conservation Officer. These doors are shown opening on to a proposed set of stone steps to the remaining doors leading down to a small flagged area. This replaces a decking area which was omitted from the scheme as it was considered too domestic and intrusive in appearance.

Elsewhere, new gates are introduced (the existing 19th century gates should be annotated as retained, as they are not shown on the existing or proposed site plans). New evergreen (yew) hedging will delineate a new pathway to a separate retained memorial garden, to which the gravestones will be re-located. It is always regrettable to remove gravestones from their historic context. This will detract from the historic interest of the site, as well as visually from the setting of the listed church. The gravestones are curtilage listed structures. They will be retained, but not in situ. There will be notable harm to their significance. But this is another aspect of achieving a practicable conversion, and with the proposed re-siting to the memorial garden, this is accepted.

The other notable works externally include alterations to a lean-to to the side of the school room. This structure is in poor condition and has been re-roofed in corrugated asbestos. It was formerly privies. The proposal is, quite appropriately, to make use of it as an en-suite shower room. The main impact of this comes in the form of raising its roof to gain adequate head room. To alter the form and proportions of an historic element of the building is normally not acceptable. But given the lesser significance of this element and the justification in forming habitable accommodation, this is accepted, as the structure will still be tucked under the eaves above. Stonework will match

the existing up to similar verge and eaves treatments, and there will be the enhancement of a new slate roof.

There is also a new flue proposed. This replaces a previous flue to a heater set amongst the pews. The flue is set to the less sensitive roof slope and is accepted in its height, subject to a matte black finish.

(b) Other Matters

The objections raised with regard to the loss of a community facility and parking/ highway safety are noted. However, these matters cannot be assessed as part of an application for listed building consent, which can focus solely on the impact of the proposed development on the historic fabric and setting of the listed building. These other matters have been assessed as part of the corresponding planning application (ref: 16/02592/FUL).

9. Conclusion:

The principle of converting a historic Grade II listed church into a dwelling is supported by both local and national planning policies. The proposed re-use of the building would help to prolong its life and sustain its significance as a designated heritage asset. The method of the proposed conversion is supported by the Council's Conservation Officer as it would involve the retention and greater revealing of the building's historic fabric. For these reasons, the proposal is recommended for approval pursuant to the guidance contained within the National Planning Policy Framework.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby granted consent shall be implemented in accordance with the following drawing numbers: 16.1368/00, 16.1368/05 A, 16.1368/06 A, 16.1368/07 A and 16.1368/08 A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

No works to the building shall take place until the applicants or their agents and successors in title, have agreed in writing with the Local Planning Authority a programme of architectural recording of the building, the features within it, and the structures within the site. This work shall be carried out to a standard recognised by Historic England and agreed with the Local Planning Authority.

Reason: In order to preserve a record of and advance understanding of the significance of any heritage assets or features to be lost or altered, and to make this evidence publicly accessible in accordance with Paragraph 141 of the National Planning Policy Framework.

No gravestones shall be removed or re-located until they have been recorded in full, to a standard agreed in writing with the Local Planning Authority, and their existing and proposed locations submitted to and approved in writing by the Local Planning Authority. These works shall only be carried out exactly as agreed.

Reason: In order to preserve a record of and advance understanding of the significance of any heritage assets or features to be lost or altered, and to make this evidence publicly accessible in accordance with Paragraph 141 of the National Planning Policy Framework.

Prior to the construction of any roof of the development hereby approved, samples of the proposed roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that the development will be constructed of materials that are appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

New stonework shall be of the same stone type, colour and sizes as the existing stonework and it shall be laid using a mortar which is slightly weaker than the stone and which contains well graded sharp sand, stone dust and lime. In addition, the pointing shall have a marginally recessed finish and shall be brushed or bagged and shall match the existing.

Reason: To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning Policy Framework. The Conservation Team will be happy to advise on the details of the materials. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

Reason: To ensure that the window and door frames are suitably recessed in a manner appropriate to the design of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Traditionally door and window frames in the locality are recessed, so creating building elevations with a character and texture which respect the building.

The external joinery shall be painted in a colour to be agreed in writing by the Local Planning Authority and shall be maintained as such thereafter.

Reason: To ensure that the finish is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority.

Reason: To ensure that the rainwater goods are constructed of a material appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The flue shall be painted matte black and shall be maintained as such thereafter.

Reason: To ensure that the finish is appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which they are located.

Reason: To safeguard the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

All fencing, walling, surfacing and hedging shown on the drawings shall be carried out prior to the development being brought into use or in accordance with an implementation programme first approved in writing by the Local Planning Authority.

Reason: To ensure that the hard landscaping is carried out and thereby achieves the objective of Cotswold District Local Plan Policy 45.

None of the following shall be installed in the development hereby approved until their design have been submitted to and approved in writing by the Local Planning Authority:

Verge and eaves of raised roof, French doors, window, boarding, glass balustrade to balcony, new internal doors, architraves, new boarding within screens, raised floors and investigation of area in front of pulpit, extract vent locations and terminals, soil vent pipe routes and terminals, any boiler flue location and terminal, rooflights, any new external lighting and gates.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure that the design of the aforementioned details are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. There are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.

141

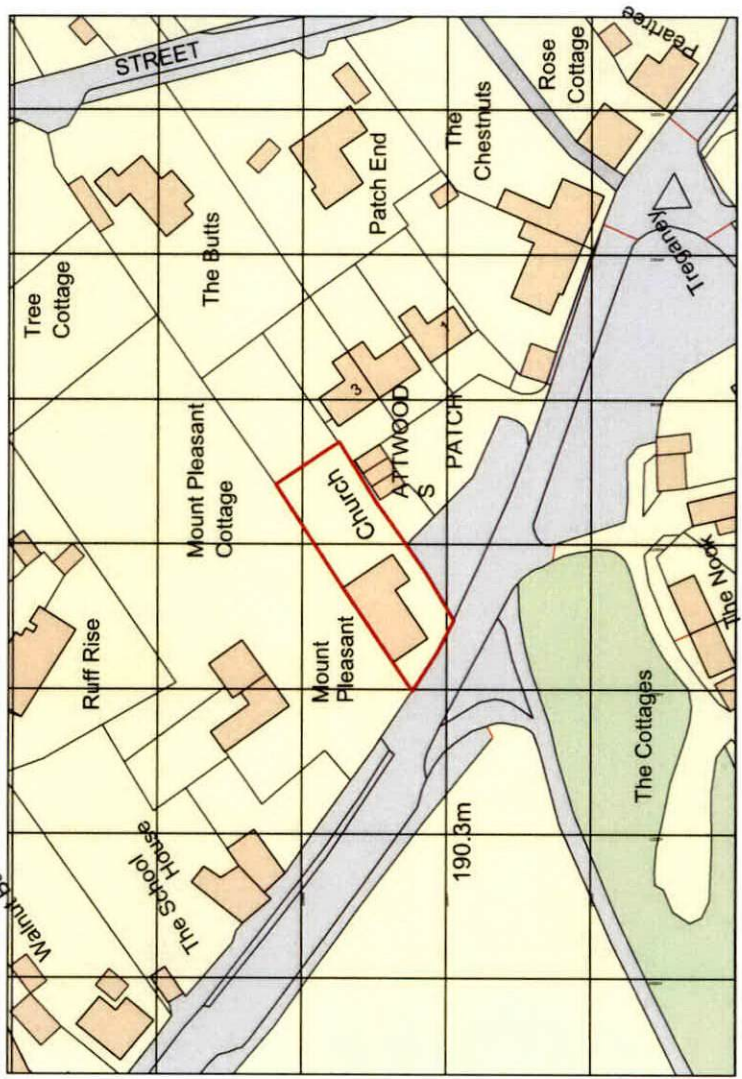
PLANNING NOTES
 DEMOLITION NOTES
 CONSTRUCTION NOTES
 -All dimensions must be checked on site and not scaled from this drawing
 MAINTENANCE NOTES

Revisions

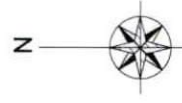
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**THE BAPTIST CHURCH
 GUITING POWER**
ALTERATIONS
 SITE LOCATION PLAN

Scale: 1:1250	16.1368/00
Date: 22/06/16	
Drawn: ML	
Size: A4	



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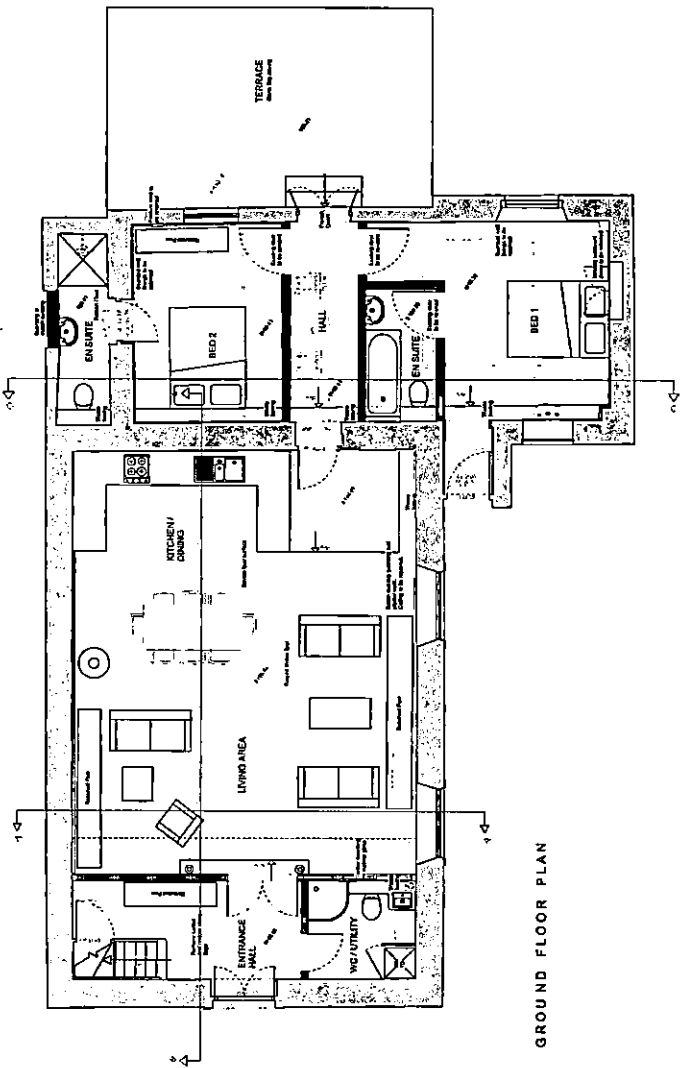
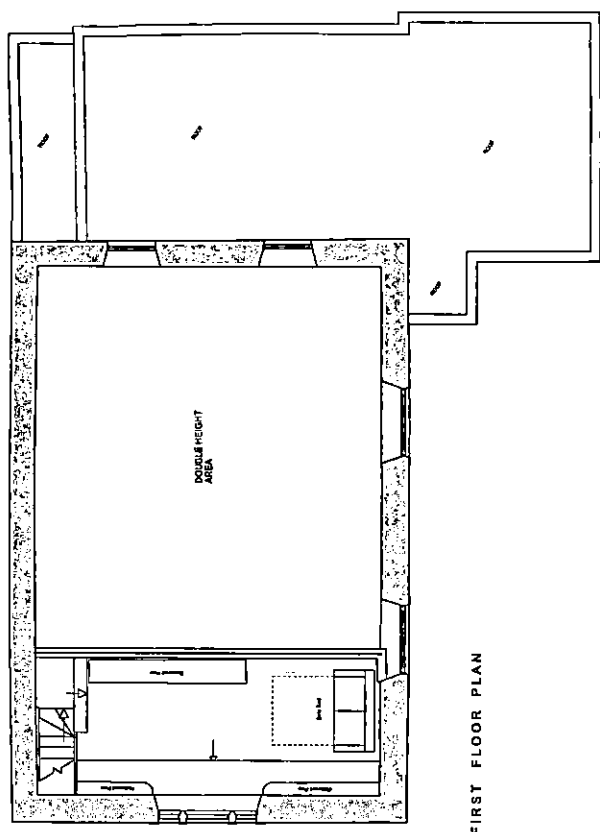
PLANNING NOTES
 CONSTRUCTION NOTES
 CONSULTATION NOTES
 CONTRACTOR NOTES
 ALL dimensions shall be finished on site and
 not subject to change in quantity.
 MAINTENANCE NOTES

Revisions
 A. (09/20/14) This set of plans shall be used for construction. Any changes
 to be made, shall be indicated on the drawings by
 a red line. All work shall be done in accordance
 with the approved plans. All work shall be done
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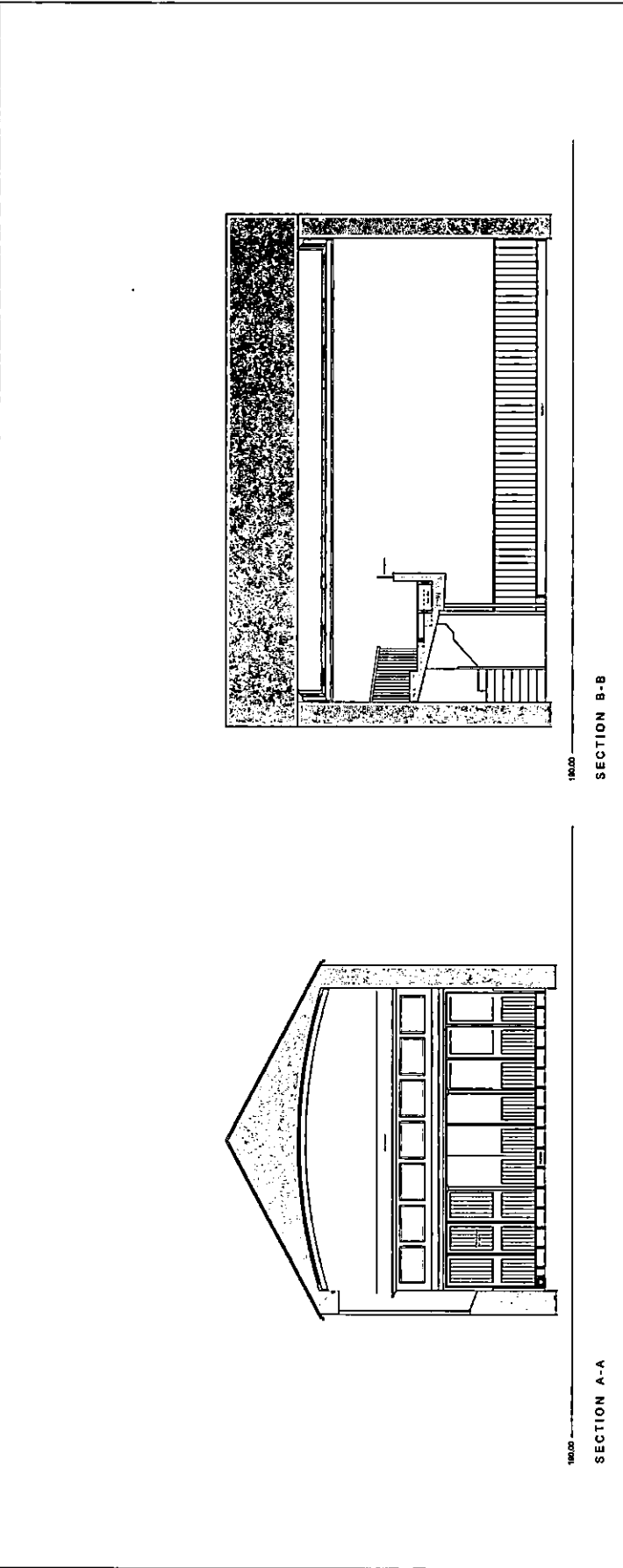
**SACRISTY CHURCH
 CUTTING POWER
 ALTERATIONS
 PLANS
 AS PROPOSED**

Scale: 1:50	Revision: 16.12.2015
Date: 28/04/14	Drawn: M. A.
Drawn: M. A.	By: A.



PLANNING NOTES

- 1. FOUNDATION NOTES
- 2. CONSTRUCTION NOTES
- 3. MATERIALS NOTES
- 4. FINISHES NOTES
- 5. MECHANICAL NOTES
- 6. ELECTRICAL NOTES
- 7. PLUMBING NOTES
- 8. PAINTS AND COATINGS NOTES
- 9. ACCESSIBILITY NOTES
- 10. SCHEDULES
- 11. SPECIFICATIONS
- 12. GENERAL NOTES
- 13. NOTES TO GENERAL CONTRACTOR
- 14. NOTES TO ARCHITECT
- 15. NOTES TO ENGINEER
- 16. NOTES TO LANDSCAPE ARCHITECT
- 17. NOTES TO SPECIALTIES
- 18. NOTES TO OTHER PROFESSIONALS
- 19. NOTES TO OWNER
- 20. NOTES TO COMMUNITY



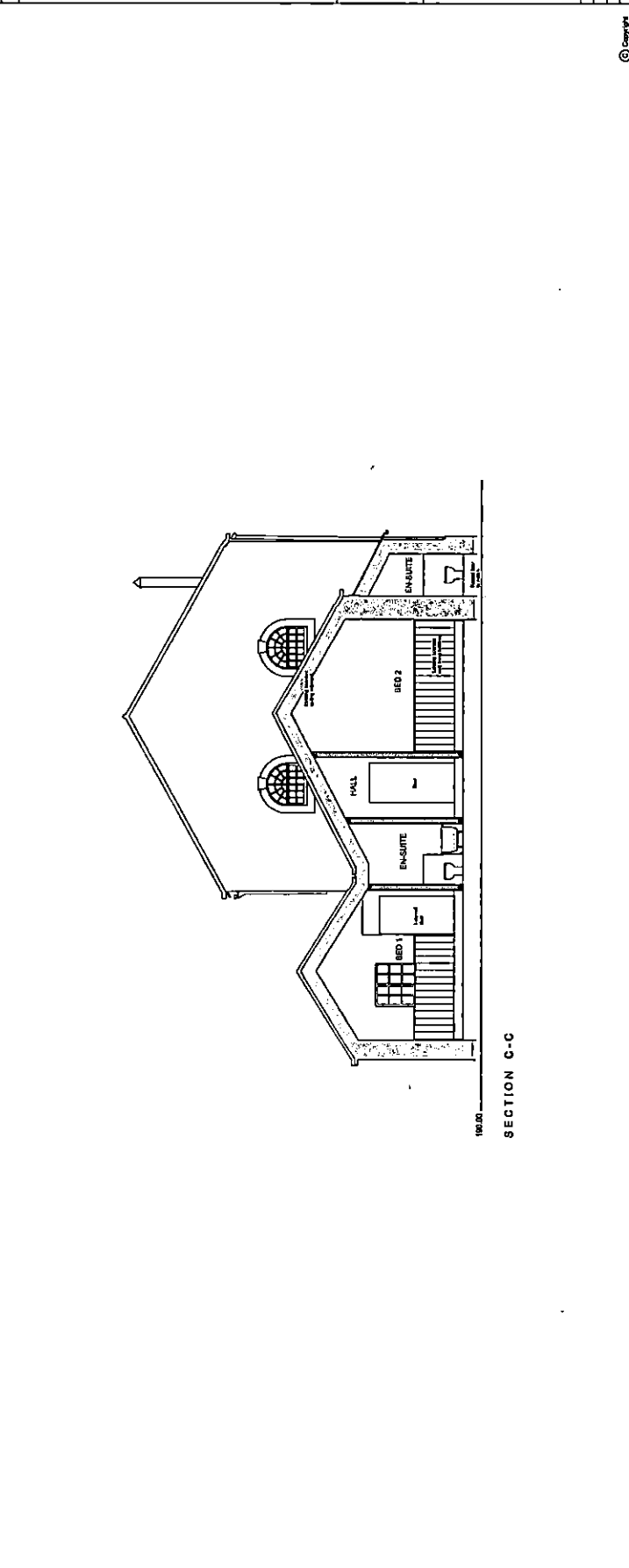
REVISIONS

A	10/20/15	REVISED PER ARCHITECT'S COMMENTS AND NOTES.
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**BAPTIST CHURCH
GURING POWER
ALTERATIONS
SECTION
AS PROPOSED**



Scale: 1/8" = 1'-0"
Date: 28/04/15
Drawing No.: 10.1358/000
Revision: 1