DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0536-20**	**Applicant:**	**Moulton Chapel PCC**
Proposal:	Proposed building to provide toilet and kitchen and new external paving		
Location:	St James Church Woodgate Road Moulton Chapel		
Terminal Date:	11th September 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for a utility outbuilding on the grounds of the Grade 2* Listed building.

The proposed structure is suggested to contain a kitchen and bathroom, as these are utilities which are not provisioned for within the church itself.

The structure is proposed to be roughly 'L-Shaped' and of 3.478m(D) x 4.49m(W) x2.128m(D). The proposed structure is to be red brick in english garden wall bond, roofed in a mono pitch with stone capped parapet, tiled with welsh slate with lead rolled hips. The design will feature a brick plinth, timber-frame leaded light windows with stone sills and lintels. All doors will be solid oak timber and all rainwater goods are to be cast iron.

Furthermore, the proposal seeks to install a new stone paved surface surrounding the church to replace the gravel path.

Site Description

The proposal is on the grounds of the grade II* listed St James Church which is locally notable for its unusual octagonal nave design and as a highly prominent and recognisable example of early C18th ecclesiastical architecture which forms an important part of the character of the village of Moulton Chapel. The Historic England Listing Description reads as follows;

"Chapel of Ease. 1722, by William Sands Senior, of Spalding; 1886. Red brick with limestone ashlar dressings. Octagonal slate roof over nave with lead, pyramidal finial; slate polygonal chancel roof. Moulded brick eaves. Octagonal nave of 1722 with polygonal chancel and north vestry of 1886 attached to east. Ashlar dressed plinth. 7 exposed sides of nave each defined by giant order pilasters with ashlar capitals and bases. Ashlar dressed west doorway with semi-circular head, moulded architrave and imposts, panelled fanlight and double panelled doors. Large scrolled cartouche above with palms and inscribed: " P A 52 DEO PFSS ECCLESIAE ANGLICANAE EVI REE REST IfD ASH MDCCXXII'. Doorway flanked by single blind openings with semi- circular headed ashlar architraves and imposts. Beyond, on each side, are 2 windows with similar architraves, semi-circular heads and leaded lights. To the east, on the north side is a vestry of 1886, with a west doorway with ashlar lintel and plank door. North side flanked by giant order ashlar dressed pilasters, and with small semi-circular headed window with ashlar architrave and imposts. Eastern apse of 1886 with giant order pilasters and 3 similar windows. Interior C19 chancel arch with basket arch supported on pilasters. Curved west gallery of 1722 with fielded panelling and fluted pilasters, and supported on slender columns. Large C20 rood screen in the Classical style. Domed ceiling over nave defined with foliate and daisy painted band. C18 white and grey marble font on tall panelled tapering pedestal with clawed feet, fluted bowl with small volutes, ornate ogee wooden hood. C19 pews, communion rail, etc. C18 pine benches in the west gallery.

The setting of the listed building can be accurately described as being a characterful village centre setting, which is largely themed by a mix of community, commercial and residential development of a wide variety of different styles and periods of design, although no development in the immediate area is matched in age, and, arguably, significance. The only other heritage asset within setting is the grade II listed Moulton Chapel Mill.

History

None.

Consultation Responses

Local Residents

Support for the application. The church requires updating to allow services expected in the 21st century or else there is a risk that the structure wont be able to remain in use.

Local Ward Member - Cllr Anthony Casson

Supports the application

Lincolnshire County Council Historic Environment Officer

The Chapel was intended to be viewed in the round and therefore, this application does affect that, however, the design proposes similar materials and detailing to the chapel itself rather than attempting to appear as a more temporary churchyard shelter or shed.

From an archaeological perspective they are not aware of any impacts of the proposal on below ground remains, as the chapel is not believed to have been used for burials, and no previous church or chapel is known to have existed on the site prior the present structure. Therefore no archaeological input should be required.

Historic England

Does not wish to present any comments

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk to the value or significance of the host, listed property presented by this application. This is because the proposal put forth is high sensitive to its setting in terms of both design and materials. The inclusion of stone lintels, timber frame windows, a brick plinth, parapet style roof cap with welsh slate tiles are all appreciated as design and material contributions to the setting and are all contribution towards making the proposal sympathetic to the host property.

Whilst the proposed structure doesn't do anything to enhance views of the host listed property, it is as sympathetic to the design as possible and after some amendment to the plans, it is hoped that by facing the slate angled pitch 'outwards' towards the public realm, it will soften the visage of the new structure as visible from the public realm.

Furthermore, as the host chapel does not feature any amenity or utility rooms whatsoever, it is clear that to ensure the continued use of the structure as a community asset it is important to expand the potential uses of the structure within the community by creating bathroom provision and allowing some modest kitchen facilities. It is considered that this proposal has set forth to do that in the most non-intrusive and sympathetic manner possible on the site given the small size of the chapel itself and the unusual, ovoid shape of the plot. Ultimately, it is clear in this case that any minor negatives of the proposal to the character of the site are far outweighed by the benefits of enhancing and extending the lifespan of the listed building well into the future by providing the essential amenities included in this proposal.

Design and Layout

As above, it is determined that the proposal's design is sympathetic to both the property itself and the character of the wider area. In addition, it is determined that the proposed layout is suitable to the proposed use as a kitchen and bathroom outbuilding.

Community value/impact

As mentioned above, it is considered that this proposal would have a significant enhancing effect upon the value of the site as a community asset by massively broadening the range of services and events that the site could cater for. Furthermore, by depriving the site of such amenities would be to risk triggering the decline of the use of the site as an important community and religious gathering venue. These proposals help to significantly extend the effective lifespan of this site as an active community asset.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Policies 1, 2, 3, 29 and 32 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.