

REPORT 2

APPLICATION NO. P06/W1266
APPLICATION TYPE FULL
REGISTERED 15.01.2007
PARISH GORING
WARD MEMBER(S) Mrs Ann Ducker
Mrs Pearl Slatter
APPLICANT Parochial Church Council
SITE St Thomas of Canterbury Church, Manor Road Goring-on-Thames
PROPOSAL Demolition of boiler room and erection of a single storey extension to provide meeting rooms, servery and new facilities(as amended by drawing nos.05-170/27A, 28A & 29A accompanying letter from agent dated 20 March 2007).
AMENDMENTS
GRID REFERENCE 459809/180711
OFFICER Mrs K Gould (W)

1.0 INTRODUCTION

- 1.1 This application has been referred to Planning Committee at the request of Councillor Mrs Ann Ducker, the local Member.
- 1.2 St Thomas of Canterbury Church is a grade I listed building located within the centre of Goring within the Goring conservation area and an Area of Outstanding Natural Beauty. An Ordnance survey extract is **attached**.
- 1.3 The church once formed the nave of a much larger church, the Church of St Mary, serving Goring Priory. The walls date from the C12th apart from the east end which is a Victorian reconstruction of the original apse. A small extension to the tower was built in the 1990's using a window opening to form the doorway. Planning permission for an extension to form meeting rooms was granted in 2002 using this opening to gain access. This application has not been implemented although remains extant. A copy of these plans is **attached**.

2.0 PROPOSAL

- 2.1 The planning application seeks full planning permission to demolish the boiler room and to erect a single storey extension to provide meeting rooms, servery and new facilities. Amended plans were received on 20 March 2007 and these are **attached** together with the statement of need from the Priest in Charge of St Thomas of Canterbury Church and the supporting statement from the planning agent. Access to the extension would be directly from the nave via a new opening through the south wall. The amended plans made minor alterations to the junction

of the extension with the vestry allowing the stone of the vestry to be clearly expressed and the part of the extension immediately in front of the tower has been amended to a render finish following negotiations between your officers, English Heritage and the applicant.

- 2.2 The proposed extension would be on the southern elevation of the church and would project some 4.4m from the existing elevation of the church. The extension would have a lead flat roof with glazed lantern lights. The front elevation would be finished with timber boarding and glazed windows with external timber shutters. The part of the extension immediately in front of the southern tower would be finished in render.
- 2.3 The church has ecclesiastical exemption and therefore a listed building application is not required and the planning application has to be assessed on its planning merits only.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 County Archaeological Services - Recommends a condition regarding archaeological mitigation measures.
- English Heritage (South East) - No objection in principle to the extension. No objection to the design of the extension although objects to breaking through of the C12th fabric of the south wall to gain access to the extension. Second concern regarding the junction of the proposed extension and the vestry has been addressed by amended plans.
- Goring & Streatley Amenity Society - roof design is undesirable – leaded roof; invitation to vandalism; choice of materials will adversely affect the character of the listed building and that of Goring conservation area. Full copy of response **attached.**
- Neighbour - (Objector) – stonework and tiles to be used in construction of extension. Headstones /memorials to be preserved.
- Conservation Officer (SO) - No objection to amended plans (as ecclesiastical exemption – LPA has no control of listed building aspects of the proposed development).
- Goring Parish Council - Approve. Full copy of response **attached.**
- The Chiltern Society - No objection in principle but object to the design – box like structure with raised roof lights, not sympathetic to grade I listed building. Full copy of response **attached.**
- Forestry - Views to be reported at Planning Committee.

4.0 RELEVANT PLANNING HISTORY

4.1 P02/W0606 – Single storey extension and new path to link north porch to west door – planning permission granted on 6 November 2002.

P98/W0873 – Extension to church to provide meeting room. Raising drive and creating new path to provide level access to church and extension – Planning permission refused 25 January, 1999.

P91/W0184 – Single storey lateral extension at base of tower on South face to provide for toilet facility and wash up point for beverages and flower arranging. Planning permission granted on 5 June 1991.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan

G2 Protection and enhancement of the environment

G6 Promoting good design

C2 Areas of Outstanding Natural Beauty

Con2 Alterations and extensions to Listed Buildings

Con3 Alterations and extensions to Listed Buildings

Con7 Proposals affecting a conservation area.

Planning Policy Guidance Note no 15

6.0 **PLANNING CONSIDERATIONS**

6.1 As the church has ecclesiastical exemption, the Local Planning Authority does not grant listed building consent. As such matters relating purely to the historic fabric and special character of the listed building are not being considered as part of this application.

6.2 The main issues to be considered in the assessment of this planning application are therefore:

i. whether an extension to the grade 1 listed building is acceptable in principle.

ii whether the design of the proposed extension would preserve and

enhance the character and appearance of the Goring conservation area.

iii whether the design of the proposed extension would detract from the special character of the listed building.

Principle

6.3

Planning permission was granted in 2002 by Planning Committee for a single storey side extension to the southern elevation of the church (P02/W0606) This remains extant and as such, the principle of an extension to this elevation has already been accepted.

Impact of proposal on the character and appearance of the conservation area

6.4

The main differences between the approved scheme and the current proposal are size and design. The approved scheme was more modest in size projecting only some 3.5m from the southern elevation of the church and had a lean to cedar shingle roof and timber boarding and glazing along the front of the extension. The existing boiler room, which is a modern extension to the building remained untouched by the proposal.

- 6.5 The current application proposes a flat leaded roof on top of which are proposed glazed lanterns. The boiler room would be demolished so the width of the proposed extension is also greater – some 4.0m, than that previously approved.
- 6.6 Both Goring and Streatley Amenity Association and the Chiltern Society have expressed concern over the design of the roof and choice of materials for the proposed extension. However, the extension is subservient in design and the flat roof allows more of the existing southern elevation to remain exposed including the corbels which would remain untouched. The flat roof does not compete with the unique design of the church and the Council's conservation officer has expressed a preference for the proposed style of roof over the one that has already been approved.
- 6.7 During negotiations between your officers and the agent, a request was made by your officers to delete the glazed lanterns from the scheme as it their view that they are unattractive, bulky features of the proposal which are unnecessary due to the significant amount of glazing proposed in the southern elevation. However, the applicants wish the lanterns to remain as part of the proposal and their impact on the overall proposal is not sufficiently harmful to seriously detract from the character of the Goring conservation area or to warrant a refusal of planning permission. In addition, consideration has to be given to the extant permission. The current proposal would have minimal additional impact on the church and its setting.
- 6.9 The southern elevation of the church is not visible from any public viewpoint and is set well back from the road. Its impact on the character and appearance of the conservation area is therefore neutral and as such the proposed extension would preserve and enhance the character and appearance of the Goring conservation area.

Character of listed building

6.10 Due to the subservient and simple design of the proposal, in particular its flat roof, the extension would not harm the special character of the listed building and enable some of the original details on this southern elevation such as the corbels and the vestry to remain unobscured by the proposal.

7.0 CONCLUSION

7.1 The principle of an extension to the southern elevation of this grade I star listed church is acceptable since a similar scheme was approved in 2002. The design of the extension would not harm the special character of the building and would have a neutral impact on the Goring conservation area.

8.0 RECOMMENDATION

8.1 That planning permission is granted subject to the following conditions:

1. **Commencement 3 years.**
2. **Sample of materials to be submitted to and approved by Local Planning Authority.**
3. **Render to be lime render on brick work.**
4. **Archaeological mitigation measures.**

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