

LOCATION:	Former Garrison Church Of St Barbara, Deepcut Bridge Road, Deepcut, Camberley, Surrey, GU16 6RS,
PROPOSAL:	Listed building consent for internal and external alterations to the former Garrison Church of St Barbara to include part demolition of north east elevation and erection of a single storey side extension to provide a church hall
TYPE:	Listed Building Consent (Alter/Extend)
APPLICANT:	Secretary Of State For Defence
OFFICER:	Sarita Bishop

This application is being reported to the Planning Applications committee due to the historic and community importance of the former Garrison Church of St Barbara and the level of public interest in this proposal and as it is a related application to the preceding item 22/0821/FFU.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal seeks listed building consent for internal and external alterations to the former Garrison Church of St Barbara, a Grade II listed building to include part demolition of the north east elevation and erection of a single storey side extension to provide a church hall
- 1.2 The proposed alterations to the listed building and the provision of a new church hall would provide a valuable community facility which would also secure the long-term retention, maintenance and use of a Grade II listed building. There would be limited harm to the Grade II listed building which would constitute "less than substantial harm" for the purposes of Paragraph 202 of the NPPF.
- 1.3 As such the application is being recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The site, of some 0.6 hectares, is located on the north east side of Deepcut Bridge Road. It comprises the former Garrison Church of St Barbara, a Grade II listed building, and part of an open area to the north of the church comprising grass, trees and shrubs.
- 2.2 The church is currently undergoing refurbishment works and is surrounded by scaffolding encased in plastic. The following description reflects what was seen when the site was last visited before the scaffolding was erected. The church is orientated roughly east-west and has a five bay nave, chancel, north and south aisles and transepts and a western porch. The building is of timber frame construction clad in corrugated iron painted white and is an example of a "tin tabernacle" church. The timber framed gothic arches windows are of varying proportions and sizes. The roof has four dormer windows on each side and a timber fleche (spire). Given its use as a military church a number of the stained glass windows commemorate various Royal Army Ordnance Corps (whose patron saint was Saint Barbara) and Royal Logistic Corps (from 1993) milestones, people and events. There are also numerous plaques, memorials, flags and banners within the church.

- 2.3 The remaining part of the open area, a prefabricated building, woodland and a footpath link between Deepcut Bridge Road and Mindenhurst Road lie to the north. The prefabricated building has previously been used as the church hall and a Skanska site office. It is in a poor state of repair. The existing tarmac former parade ground/car park lie to the west with residential development beyond. The military cemetery, which includes Commonwealth War Graves, lies to the south. New residential development lies to the east, separated from the site by the Green Swale and footpath/cycleway linking Mindenhurst Road to the north and the Village Green to the south.

3.0 RELEVANT HISTORY

This site is part of the redevelopment of the redevelopment of the former Princess Royal Barracks. Further information on the planning history for the application site is set out in more detail under the application for planning permission reference 22/0820/FFU which is elsewhere on this agenda. The following applications are considered to be particularly relevant to the current application.

- 3.1 12/0546 Hybrid planning application for a major residential led development totalling 1200 new dwellings with associated public open space, community facilities, a primary school, retail and commercial uses, access and highways works. Approved 6 April 2014.

As this was a hybrid application full planning permission was granted for the residential conversion of the Officers Mess building (now Phase 6e), the Sergeants Mess building (now Phase 4g) and the Headquarters of the Director or Logistics building (now Phase 4e) to provide a total of 81 flats.

The outline element of the application included the approval of means of access and the following matters to be the subject of later reserved matter applications:

- 1,119 new build dwellings of which 35% would be affordable; (Officer note this would equate to an overall provision of 420 dwellings as it would also address the non provision on the converted buildings);
- A 2 form entry Primary School, together with a nursery facility;
- A foodstore;
- Local shops;
- Space for medical facilities to accommodate GPs/dentists;
- A library building with co-located police desk and village visitor centre;
- A public house
- Retention of the Garrison Church of St Barbara as a religious facility with a replacement church hall;
- Provision of 69.12 hectares of public open space comprising;
- 35 hectares of SANGs and 1.07 hectares of link between the Southern and Central SANGs;
- 19.85 hectares of semi natural open space (ANGST);
- A 2 hectare Village Green;
- 1.16 hectare Allotments;
- 2.54 hectares of formal Parkland;
- Areas of amenity green space within the residential areas;
- Dedicated play spaces within the residential areas

- A care home;
- Improved footpaths, cycleways, public transport linkages and highway improvements; and
- A Sustainable Urban Drainage system.

The Section 106 agreement for this application was signed on 17 April 2014.

On 8 March 2016 the original section 106 agreement was varied to bring forward the delivery of the Central SANG to include the SANG hut before the Southern SANG due to unforeseen delays in the Ministry of Defence vacating the site (the first variation).

On 12 May 2017 a second deed of variation to the original section 106 agreement as subsequently amended was signed to amend various definitions including in relation to the Central SANGs, the combined NEAP/LEAP, the Southern SANGs, the Sports Hub, the Travel Plan Monitoring Fee, the Travel Plan and the Village Green. Various provisions relating to education, open space, highways, sustainable travel, community facilities and the public house were also agreed.

The development commenced on 11 August 2017.

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| 3.2 | 18/1002 | Section 73 application to vary condition 50 (church hall) Phase 3d of the hybrid permission to allow for a larger church hall with an increase in floor area from 125 square metres to 250 square metres. Approved 14 November 2019. The section 106 legal agreement was amended to link this permission to the original obligations (the fourth variation). The increase in the floor area was sought following a detailed investigation by the Diocese of Guildford as to the minimum quantity of floor space needed to support a viable community hall and the long-term viable operation of St Barbara's Church as a place of worship. |
| 3.3 | 18/1090 | Listed building consent for minor external alterations and repairs to the existing garrison church of St. Barbara's including amendment to external levels, conservation works to the external fabric and repair of the fleche (spire). Approved 19 March 2019. This consent has been implemented. |
| 3.4 | 22/0085/DTC | Submission of details to comply with conditions 2 (method and specification of the removal and replacement of the fleche (spire), 3 (assessment of works to dormers, roofs and windows) and 4 (specification of works to lower existing ground floor levels) attached to listed building consent 18/1090. Approved 17 March 2022. |
| 3.5 | 22/0821/FFU | Internal and external alterations to the former Garrison Church of St Barbara to include part demolition of north east elevation and erection of a single storey side extension to provide a church hall. This is the planning application associated with this application for listed building consent and is elsewhere on this agenda. |
| 3.6 | 22/1068/RRM | Reserved Matters application pursuant to Condition 4 for the Formal Park (Phase 3b) and the erection of a Church Hall attached to the Garrison Church of St Barbara (Phase 3d) with access, layout, scale, appearance and landscaping being |

considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 21 (LAP's and LEAPs), 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedules 5 Part 10 (formal park) and 9 Part 9 (LEAPS and LAPS) of the Section 106 agreement dated 17 April 2014 as varied. This is under consideration and will be reported to the Planning Applications committee in due course.

4.0 THE PROPOSAL

- 4.1 This application seeks listed building consent for internal and external alterations to the former Garrison Church of St Barbara to include part demolition of the north east elevation and erection of a single storey side extension to provide a church hall
- 4.2 The proposed church hall would have a floor area of 210 square metres. It would be single storey in height with an asymmetrical roof i.e. each side of the roof would have a different length/area with the ridge being offset from a central position. It would be set back from the front elevation of the existing church by a minimum distance of over 10.5 metres to the front elevation of the church hall increasing to some 19.5 metres to the front of the glazed link. The building would include large aluminium windows/doors in the front and side (south-west elevation) with smaller aluminium windows, doors and louvred doors in the other side elevation (north east). The proposed hall would be connected to the Garrison Church by a flat roofed single storey glazed link, being just under 3 metres in depth and just over 6 metres in width. The main external materials proposed for the development would include aluminium profiled roof and wall cladding in a black colour finish and black clay bricks. The existing steps would be extended to provide a suitable landing at the top of the steps. There would be an increase in site level around the existing and proposed buildings to provide level footpath access externally and internal ramped access between the church and the hall.
- 4.3 The main works proposed to the fabric of the church relate to the lowering of the cill to the existing church window and a level threshold created to facilitate access between the church and church hall via the proposed glazed link. This threshold will remain the width of the existing window. The existing ramp on the north-west side of the church would be removed to create the link between the church and the proposed hall.
- 4.4 This application is supported by a Design, Access and Heritage Statement, an Ecology Mitigation Strategy and Management Plan, an Ecological Desk Study, a Phase 2 Ecology Report, a Preliminary Ecological Appraisal and Preliminary Bat Assessment, a Bat Licence and a tracker for Ecological Supervision.
- 4.5 The application confirms that the Garrison Church of St Barbara will be gifted to the Church of England Diocese of Guildford
- 4.6 It is noted that although referred to in the supporting documents for this application, the provision of landscaping within the church environs, including the church hall and car parking would fall to be considered under the planning application 22/0821/FFU and the reserved matters application 22/1068/RRM as set out above.

5.0 CONSULTATION RESPONSES

- 5.1 Historic England No objection. *This response is attached as Annex A*
- 5.2 Conservation and Urban Design Consultant No objection subject to conditions. *This response is attached as Annex B*
- 5.3 Surrey Wildlife Trust (SWT) No objection subject to conditions.

6.0 REPRESENTATION

- 6.1 A total of 3 letters were sent to The Diocese of Guildford, the Mytchett, Deepcut and Frimley Green Society and the Deepcut Neighbourhood Forum on 24 October 2022. A site notice was displayed on 27 October 2022 with press notices being put in the Camberley News on 2 November 2022 and the Surrey Advertiser on 4 November 2022.
- 6.2 At the time of the preparation of this report no letters of objection have been received. A total of 171 representations from 144 addresses have been received in support of the application as follows:

Historic building

- What is proposed makes St Barbara's Church fit for purpose without detracting from its listed building status;
- The church hall and link are aesthetically appropriate and do not detract from the listed building;
- The link requires minimal alteration to one side of the listed building;
- The Diocese of Guildford has much experience in managing and maintaining listed buildings;
- It would enhance the church surroundings and access to the church;
- Wonderful opportunity to preserve and enhance St Barbara's Church;
- Church needs urgent repairs due to many years of neglect;
- It would be criminal to let the church deteriorate;
- Entirely inexplicable to be using the listed building status as a reason to refuse planning consent whilst the listed building in question is falling apart;
- The development has been delayed for too long by spurious objections of limited, if any, genuine validity;
- The aspect of the proposed hall building and link is simple and unobtrusive with the proposed materials in no way detracting from the church;
- The Church of England is mindful of its responsibility to our nation's heritage whilst understanding that buildings must serve every generation;
- The scheme is well judged, fits in effectively with the wider local redesign and nests sympathetically in the green environment;
- The scheme is sympathetic to the original design of the church and greatly enhances the area;
- Great care has been taken to ensure minimum effect on the natural environment and the net effect is more trees;
- If this church is allowed to decline further then the significance of the military graveyard and those who served and lie within it will be lost;
- The report from Purcell's settles the issue of preservation of a listed building being 100% positive;
- Best way to preserve a listed building is to adapt it sensitively and appropriately for contemporary use;
- The proposed development has been carefully designed and will have no adverse impact upon the character of the area, the amenities of adjacent properties or surrounding tree cover;
- The church hall and link will cause less than substantial harm to the significance of this Grade II listed building;
- Paragraph 202 of the NPPF requires this level of harm to be weighed against the public benefits of the scheme including securing the optimal viable use of the building;
- The development is extremely tastefully, ecologically and appropriately designed;
- Imperative that the plan is administered in conjunction with the associated listed building consent application;
- The new hall is placed far enough from the footprint of the church to reduce the impact on the outline and form of the building;

- The linking of the old church to the new hall seems to be a visual representation of a new community that also celebrates its heritage;
- Very little of the Garrison Church has to be altered to accommodate the walkway connection;
- Recent legal case permitted the removal of pews from a Grade II listed church in Clapham with the church judge quoted as saying “I have reached a clear judgement that, weighing the public benefit and against harm, the former does outweigh the latter” and the same argument applies in this case;
- The proposal will help ensure the long-term preservation of this historically important building;

Community need

- An enlarged church hall will provide necessary community facilities and support community activities such as Sunday School, cubs, scouts, guides and brownies, dance and exercise classes, birthday parties, local clubs, community meetings, mobile library shelves and a community café;
- Building community is what the church engages in most and this must be reflected in the functionality and size of any facility that is to be built;
- The former church hall was catering to the needs of an Army community in conjunction with chaplaincy style churchmanship whilst the new church hall will cater to the diverse needs of a growing neighbourhood that includes a large school community and people of all ages;
- The larger community hall would provide the physical space to promote community cohesion;
- The church is an important base and central to the new and growing community of Deepcut;
- We need to develop the church to enable the ever growing congregation in Deepcut on both a spiritual and community level;
- St Barbara’s already has a growing church community and these additions to the church can only enhance and improve the ability to provide a local meeting point;
- The proposal is essential for the functioning of a successful church community;
- Important new hub for both Deepcut and Mindenhurst;
- The church is already provide a social café, refuge welcome, mum and toddler group and a warm space for 2022/23 in its current location in Mindenhurst primary school which will not be possible when the school opens so it needs the church and hall to continue to serve the community;
- An important facility for the whole community to use and come together;
- The provision of this extra space will serve the community for years to come’;
- Would enable elderly people to make new friends and support young people;
- Anything that fosters community spirit must be a good thing;
- It will add value to all sections of the local community;
- Good for supporting the local community;
- Good for socialising after purposes before and after Sunday service;
- Lack of facilities in Deepcut;
- There should be a total commitment from Surrey Heath Borough Council and Surrey County Council in supporting a community hub;
- With future worries about heating, the hall with its facilities and its link to the church will be a real benefit to the community;
- Local residents are being denied a facility the potential of which for building and enhancing community cohesion and environment is considerable;
- St Barbara’s parish will cover a large vital civilian development which needs a firm Christian base;
- It would be a tragedy if the church had to close because this planning application is turned down;
- Activities put on by the church are a great help to all ages in socialising and overcoming loneliness within the community;
- Delightful solution that the former Garrison Church of St Barbara should become the

- new Parish Church serving Deepcut;
- This beautiful church needs to be used to the full in offering spiritual and social activity to the community;
- Promotes spiritual and social cohesion as well as outreach to more vulnerable groups which the hall will allow for;
- It would provide a civic facility that connects with the military past;
- Public benefits of the scheme are clear in terms of both the church and the community;
- Church is meeting a clear and growing need in the community

Functionality

- An enclosed link between the church and church hall will protect the vulnerable from encountering icy or wet conditions as well as from unwanted personal contact with strangers which would be a safeguarding concern;
- Provision of administration space for the incumbent, administrator and youth worker play an important role in today's church facilities;
- A church that is fit for purpose in the 21st century needs to have a linked church hall available for a variety of activities;
- The link will provide easy access between the church and hall;
- Level access throughout the church, hall and link is essential for wheelchair users, for the elderly and for those with disabilities and limited mobility;
- There is a basic need for toilets within the building for everyone;
- For a church to function effectively it needs a church hall with appropriate facilities;
- For ease of use a covered link between the church and church hall is vital;
- Without the link and church hall the church is a 120 year old relic;
- No church will be sustainable financially without the ability to attract families by offering separate children's groups and being able to serve the community during the week;
- Lack of toilet facilities and running water within the existing church has caused all sorts of anxieties and difficulties that are not really acceptable today;
- The Garrison Church lacks the facilities for a modern church;

7.0 PLANNING CONSIDERATION

7.1 The Garrison Church of St Barbara is a Grade II listed building within the village of Deepcut as defined by the Surrey Heath Core Strategy and Development Management Policies 2012. As such Policies CP4 (Deepcut), DM9 (Design Principles), DM14 (Community and Cultural Facilities) and DM17 (Heritage) are relevant to the consideration of this application. The Listed Buildings and Conservation Area Act 1990, the Deepcut Supplementary Planning Document (SPD) and the National Planning Policy Framework (NPPF) 2021 are also relevant. The site is also subject to the provisions of the hybrid permission for the redevelopment of the former Princess Royal Barracks site.

7.1.1 The main issue in the determination of this application is considered to be the impact of the proposed extension and associated works on the character, setting and features of interest relating to the listed building.

7.2 The impact of the proposed extension and associated works on the character, setting and features of interest relating to the listed building

7.2.1 In considering whether to grant planning permission, Section 16(2) of the Listed Buildings and Conservation Area Act 1990 imposes a legal duty on local planning authorities to "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"

7.2.2 Paragraph 197 of the NPPF states that:

“In determining applications, local planning authorities should take account of:

- 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.”*

7.2.3 Paragraph 199 of the NPPF sets out that when considering the impact of development on the significance of designated heritage assets, great weight should be given to their conservation (and the more important the asset the greater the weight should be). The Framework also requires that any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification. Paragraph 202 also sets out that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.2.4 The Deepcut SPD recognised the importance of the existing church as follows:

- Grade II listed building;
- Highly visible iconic building;
- Visually attractive;
- Strong historical elements;
- Military connection; and
- High degree of community appreciation

7.2.5 Policy DM17 of the CSDMP states:

‘Development which affects any Heritage Asset should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the Asset and its setting. In determining proposals for development affecting Heritage Assets or their setting, regard will be had as to whether the Asset is a Designated Heritage Asset or a Local Heritage Asset in determining whether the impact of any proposed development is acceptable’

7.2.6 In terms of the significance of the former Garrison Church of St Barbara, the reasons for its designation as a listed building, as set out by Historic England, state that the church is:

“a good and relatively ambitious example of a prefabricated “tin tabernacle” which were economic and swift solutions to accommodation demands”.....

In terms of its survival and history the listing recognised that:

“these increasingly uncommon buildings were not intended for longevity and its survival for over a century is testament to the quality of the product and its fitness for purpose...”

“the church is a repository of memorabilia that charts historic events relevant to the Deepcut, Blackdown, Hilsea and other regiments; windows, memorials, art works and other fixtures exhibit considerable quality and interest, and as group are a rich collection, enhancing the typically plain interior.”

7.2.7 Having regard to the above, it is considered that the church is a rare surviving example of a “tin tabernacle” church and as a result is of high architectural significance. The lack of alteration since its time of construction, circa 1900, reinforces its significance. It is also clear that, due to the many memorials and commemorative art works within the church, it retains strong connections to local regiments.

- 7.2.8 Heritage conservation is about managing change, preparing for the future and ensuring that historic buildings can be retained in active use, whilst safeguarding their heritage for future generations. The impact on the listed building has the following elements arising from the erection of an extension to the church to provide the church hall, namely the alteration to the listed building itself, the associated loss of historic fabric and the impact on its setting.
- 7.2.9 The main alterations to the existing building arising from this proposal relate to the lowering of the cill to the existing church window and a level threshold being created, to facilitate access between the church and church hall via the proposed glazed link, and the attachment of the link to the existing building. The submitted Design, Planning and Heritage Statement advises the loss of historic fabric would be very localised with the works considered to result in “less than substantial harm” to its architectural significance as set out in paragraph 7.2.3 above. The Council’s Conservation Consultant and Historic England both agree with this assessment. As such there is no objection to the proposed alterations to the listed building to facilitate the proposed development.
- 7.2.10 The proposed extension would attach a new built form to the listed Church building. A modern design approach has been taken for the extension in terms of the glazed link, use of materials and asymmetric roof. This is not uncommon when attaching new extensions to historic buildings to ensure that the history of the building remains legible. The proposed church hall would be separated from the existing church by the glazed link. This degree of separation in combination with the scale and height of the proposed hall would result in a form of development which would be clearly subordinate to the existing church and sufficiently distant to safeguard the historic setting of the church. The Council’s Urban Design and Conservation Consultant supports the simplicity of the design and its subservient relationship to the church. The Consultant notes that high quality detailing is fundamental to the success of this scheme. To this end, further details of the glazed link are required to ensure that the roof structure of the link is a slim and subordinate as possible and the upper level of glazing is fully aligned with the fenestration for the proposed hall. These details may be secured by way of condition. Subject to this, the proposed extension would constitute “less than substantial harm” and as such no objection is raised to the proposal in this regard.
- 7.2.11 Historic England also confirms that these works would allow for the provision of a well-designed functional annex sympathetic to the character of the listed building with no adverse impact on the historic setting. In addition, the accruing limited heritage harm could be considered to be outweighed by the public benefits of providing much needed basic services that will help secure the future community use of the building, thus avoiding risks for its long-term conservation.
- 7.2.12 For the reasons given above the harm arising would be limited overall and would constitute “less than substantial harm” for the purposes of Paragraph 202 of the NPPF. As such no objection is raised to the proposal on listed building grounds.

7.3 Other matters

- 7.3.1 The application is supported by various ecology reports. As the matters covered by the reports fall outside the remit of listed building consent, they are considered in detail under the associated planning application, 22/0821/FFU which precedes this application on this agenda. However, it is noted that listed building consent may be required for bird/bat boxes which may be proposed to be erected on the church. This information may be dealt with by way of informative.

8.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been

processed and assessed with due regard to the Public Sector Equality Duty. This proposal is not considered to conflict with this duty.

8.2 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

9.1 The proposed alterations to the listed building and the provision of a new church hall would provide a valuable community facility which would also secure the long-term retention, maintenance and use of a Grade II listed building. There would be limited harm to the Grade II listed building which would constitute "less than substantial harm" for the purposes of Paragraph 202 of the NPPF.

10.0 RECOMMENDATION

GRANT Listed Building Consent subject to the following conditions:

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding any indication in the submitted plans, no external materials shall be used on or in the development hereby approved until a detailed material schedule and samples of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining listed building having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. Prior to any works above foundation level being commenced, fully detailed drawings of the glazed link and adjacent Hall fenestration shall be submitted to and approved in writing by the Local Planning Authority. The glazed link and Hall fenestration shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining listed building having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The proposed works shall be undertaken in accordance with the following approved plans:

Site location plan

DC2-WTM-CX-114-XX-DR-03-0104 PS02
DC2-WTM-CX-114-XX-DR-03-0110 PS02

Proposed floorplans

DC2-PUA-AX-114-XX-DR-01-260 rev PS09 - Ground floor plan in context
DC2-PUA-AX-114-XX-DR-01-261 rev PS09 - Ground floor plan as proposed

Proposed Elevations and Sections

DC1-PUA-AX-114-XX-DR-01-265 rev P03 - Proposed north-east elevation
DC1-PUA-AX-114-XX-DR-01-266 rev P03 - Proposed south-west elevation
DC1-PUA-AX-114-XX-DR-01-267 rev P03 - Proposed sections 2 and 3 (north-west)
DC1-PUA-AX-114-XX-DR-01-269 rev P05 - Proposed sections 6 and 7 (north-west)
DC1-PUA-AX-114-XX-DR-01-270 rev P03 - Proposed section 8 (south-east)
DC2-PUA-AX-114-XX-DR-01-262 rev P06 - Proposed roof plan
DC2-PUA-AX-114-XX-DR-01-263 rev P05 - Proposed north west elevation (part)
DC2-PUA-AX-114-XX-DR-01-264 rev P03 - Proposed south east elevation (rear)
DC2-PUA-AX-114-XX-DR-01-268 rev P05 - Proposed sections 4 and 5 (north-east)

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

Informative(s)

1. Bats: All bats found in Britain are protected under Schedule 8 of the Wildlife and Countryside Act 1981. It is an offence to kill any bats or disturb their roosts. If bats are discovered during inspection or subsequent work. Natural England must be informed immediately.
2. The applicant is advised that listed building consent may be required to attach bird/bat boxes or similar structure to the Grade II listed church as existing and as proposed to be extended. Please contact the case officer for further advice.
3. The applicant is advised that this permission is in respect of listed building consent only. The proposed works also require planning permission and no such works should take place until the requisite planning permission is in place.