

DEVELOPMENT CONTROL COMMITTEE
14th SEPTEMBER 2011

**DIRECTORATE OF COMMUNITY AND
 ENVIRONMENT**
PLANNING REPORT NO.PLN.1138
SECTION C

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

APPLICATION NO.	11/00306/FULPP
DATE REGISTERED	16 May 2011
EXPIRY OF CONSULTATIONS	17 June 2011
PROPOSAL	Installation of new door opening in south elevation of building together with the formation of a new access pathway
LOCATION	St Peters Old Parish Church, Church Avenue, Farnborough
WARD	Empress
APPLICANT	Mrs Margaret Taylor
AGENT	Mr Brian Lofthouse
RECOMMENDATION	REFUSE

DESCRIPTION

The site is occupied by St Peters Old Parish Church, a Grade II listed building located on the east side of Church Avenue. The church is located within a predominantly residential area and is set within Saint Michael's Abbey Conservation Area. To the east is St Peters Church of England Junior School.

The Church of England benefits from Ecclesiastical Exemption for places of worship and as such, Listed Building Consent is not required. The proposal seeks planning permission to open up an existing 'dummy' door in the south elevation of the church by inserting a fully glazed, arch-headed door with frosted keys motif set within an oak frame. The door is required as part of an internal re-ordering scheme carried out under Ecclesiastical Exemption. The door would primarily provide improved access via a new 3m section of path to the adjoining Parish Centre Church Hall. A headstone would need to be repositioned. The church are taking appropriate steps to notify the deceased's relatives.

The application is accompanied by a Design and Access Statement (DAS), which provides information on the intended internal re-ordering scheme. The DAS statement justifies the need for the proposal development in providing improved level access for the elderly, infirm and wheelchair users to the Parish Centre Church Hall. The application is also accompanied by a Statement of Significance, which sets out the historical context of both St Peters Old Parish Church and the development of Farnborough town.

CONSULTEES RESPONSES

Conservation Team Objection to use of glazed door.

NEIGHBOURS NOTIFIED

49, 47 Church Avenue & St Peters Parish Centre 60 Church Avenue

NEIGHBOUR COMMENTS

No letters have been received as result of neighbour notification.

POLICY

The site is located in the built up area as defined in the Rushmoor Local Plan Review (1996-2011). Policies ENV17 (General Development and Design Criteria), ENV23 (listed buildings), ENV34 (development in conservation areas) and ENV36 (materials in conservation areas) are relevant to the consideration of this application, as is the advice contained in Planning Policy Statement 5: Planning and the Historic Environment (PPS5).

DETERMINING ISSUES

The main determining issues are the impact on the architectural and historical character and appearance of the listed building and the visual character and appearance of the Conservation Area.

COMMENTARY

The church is located in a prominent elevated position within Church Avenue. It is an established landscaped setting with mature trees and is considered to contribute positively to the character and appearance of Saint Michael's Abbey Conservation Area. The original church is of Norman origin and, although extensively altered over the years, of wholly traditional appearance.

PPS5 advises local planning authorities to, "take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use".

The Council's Design and Conservation Officer, comments that the removal of the fabric of the doorway is not of concern. However, although the insertion of a door in the new opening is acceptable, a glass door is not in keeping with the architecture of the church and a solid door would be more appropriate.

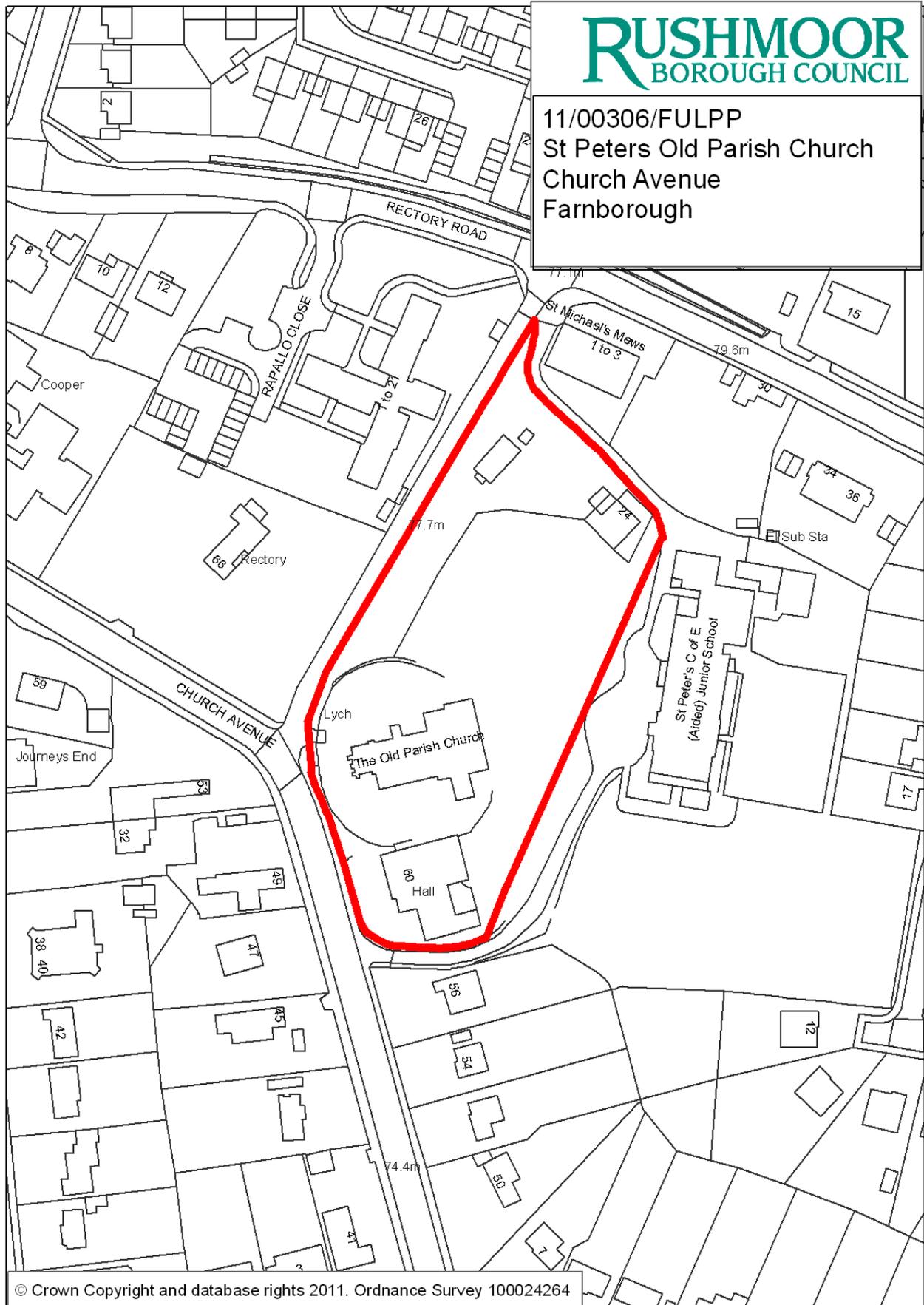
The applicant has submitted further information seeking to support the proposals. This is in the form of examples of glazed door installations on listed churches, including St Andrews Anglican Church - Farnham, St Andrew United Reformist Church of Brockley, London and St Peters C of E church in Igtham in Kent. The Council's Conservation Officer has considered the information and comments. Whilst the applicant has provided examples of glazed doors to listed churches, they have failed to justify why these churches offer a comparable situation that justifies the use of a modern glazed door at St Peters Old Parish Church, Farnborough. A solid door is still considered to be the appropriate approach.

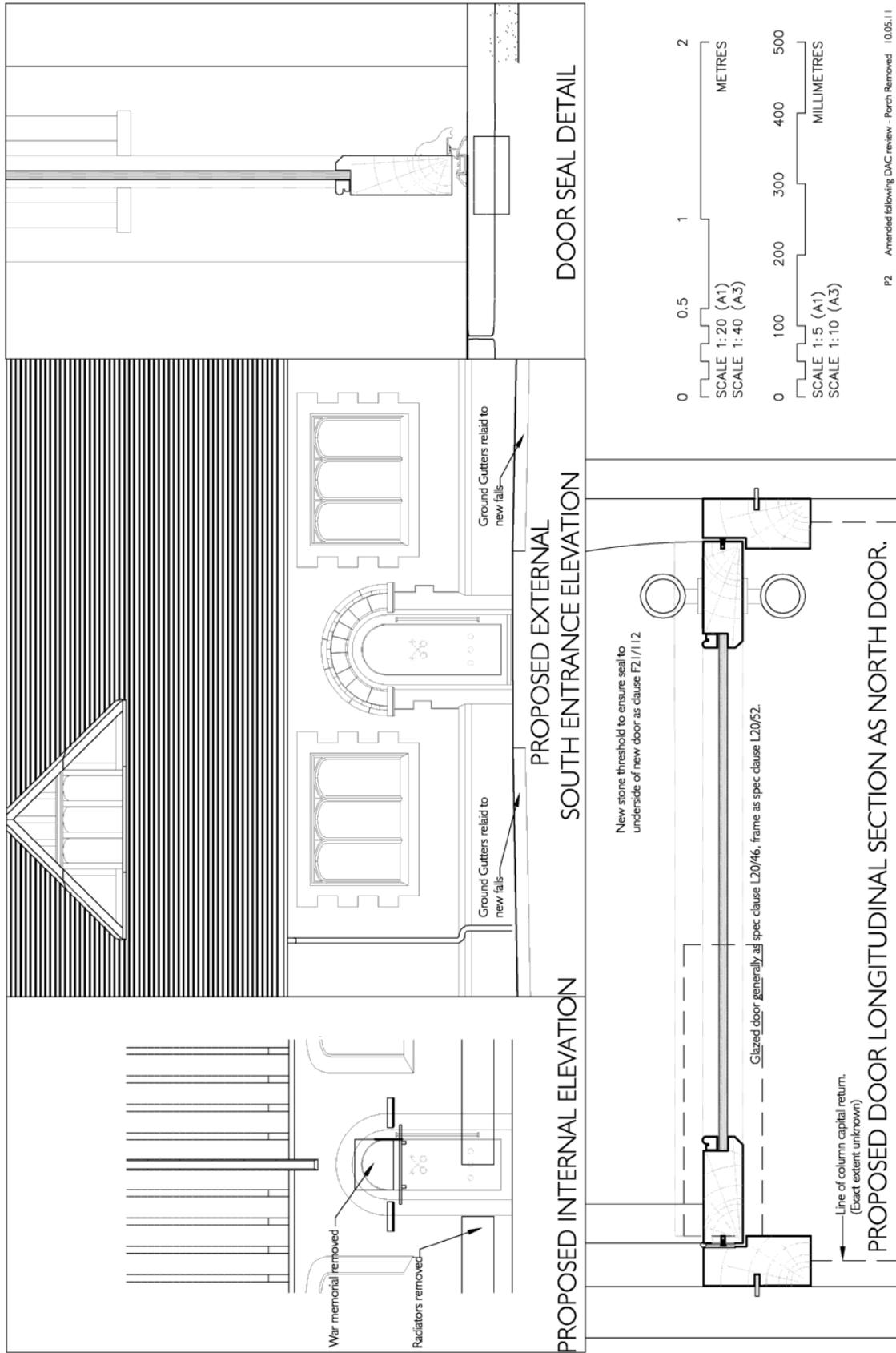
In the light of the above concerns raised by the Council's Conservation Officer and the advice given in PPS5, the use of a modern glazed door is not considered to be a sympathetic choice of materials or appropriate to the listed building and would adversely affect its architectural and historic interest. None of the examples of glazed doors at listed churches elsewhere appears to provide circumstances comparable to the consideration of this application.

In conclusion, it is considered the principle of the insertion of a new opening and the formation of the access pathway is acceptable and therefore can achieve the applicants' objections as set out in their Design and Access Statement by providing improved level access to the parish centre. However, the use of a modern glazed door is not considered to be in-keeping with the architectural and historic character of the Grade II listed building and as such is unacceptable in listed building terms and conflicts with local plan policies ENV17, ENV23, ENV34 and ENV36 and the advice given in Planning Policy Statement 5.

1 It is recommended that planning permission be **REFUSED** for the following reasons:-

The installation of a glazed door into the opening in the south elevation of this church is unacceptable in that it would be of inappropriate and unsympathetic appearance and materials giving rise to a detrimental and harmful impact on the architectural and historic character of this Grade II listed building. The proposal therefore conflicts with the requirements of policies ENV17, ENV23, ENV34 & ENV36 in the adopted Rushmoor Local Plan Review (1996-2011) and the advice set out in Planning Policy Statement 5.





THOMAS FORD & PARTNERS CHARTERED ARCHITECTS SURVEYORS 177 KIRKDALE SYDENHAM • LONDON • SE26 4QH TEL 020 8659 3250 • FAX 020 8659 3146 EMAIL tfp@thomasford.co.uk	PROJECT FARNBOROUGH ST PETER'S CHURCH RE-ORDERING PROJECT	TITLE NEW OPENING IN SOUTH WALL & DOOR DETAIL		P2 Amended following DAC review - Porch Removed For DAC Issue P1	DATE 2010	DRAWN MJN	SCALES 1:20/1:5@A3	CHECKED
		PROJECT REF. 667102	DKG. No. DET-107	REV P2	10.05.11 18.03.11			

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS. ANY DISCREPANCY IS TO BE REFERRED TO THE ARCHITECT.

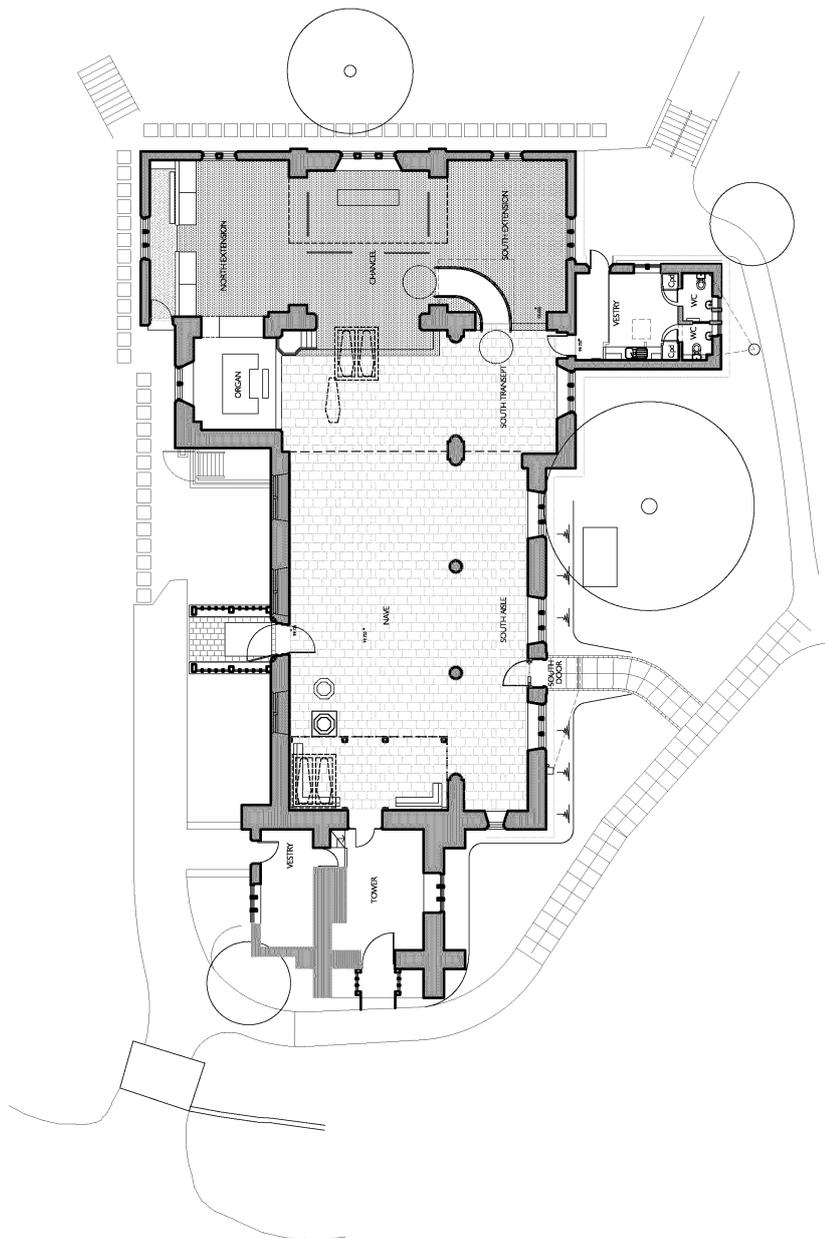
PI	For Planning Use	11.05.11	date
NO	revision		

THOMAS FORD & PARTNERS
 CHARTERED ARCHITECTS
 SURVEYORS
 177 MARSDEN
 SPENHAM • LONDON • SOUTH
 TEL: 01203 251100 FAX: 01203 251101
 EMAIL: info@thomasford.co.uk

PROJECT
 FARNBOROUGH
 ST. PETERS CHURCH
 RE-ORDERING PROJECT

FLOOR PLAN
 AS PROPOSED

DATE	NO	SCALE	ORIGIN
17th March 2011	11000/AL	1:200 (A3)	
DATE	NO	SCALE	ORIGIN
6/7/01	GA-105	1:100	



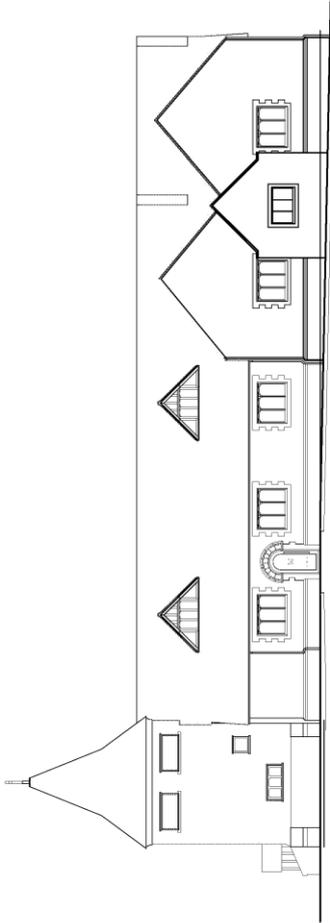
A GROUND FLOOR PLAN
 AS PROPOSED

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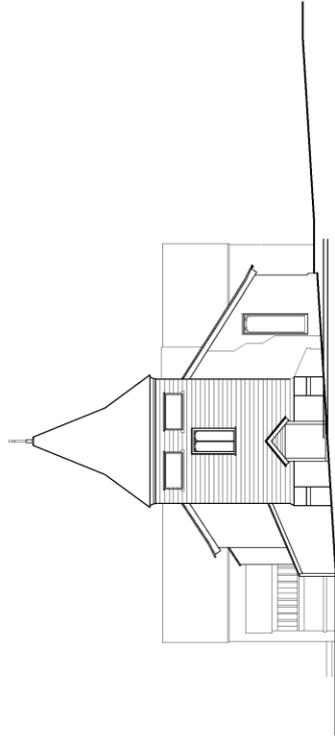
NO.	PROJECT	DATE
PI	For Planning Allow	11.05.11

THOMAS FORD & PARTNERS
CHARTERED ARCHITECTS SURVEYORS
 177, AINSLIE
 SUDBURY • LONDON • SE16 4JH
 TEL: 020 7463 1111 FAX: 020 7463 1110
 WWW: www.thomasford.co.uk

PROJECT	
FARNBOROUGH ST. PETERS CHURCH RE-ORDERING PROJECT	
ELEVATIONS AS PROPOSED	
DESIGN	DATE
PI	11.05.11
SCALE	1:100 (A1)
SCALE	1:200 (A3)
NO.	657/01
REV	CA-201
PI	



A SOUTH ELEVATION
AS PROPOSED



B WEST ELEVATION
AS PROPOSED



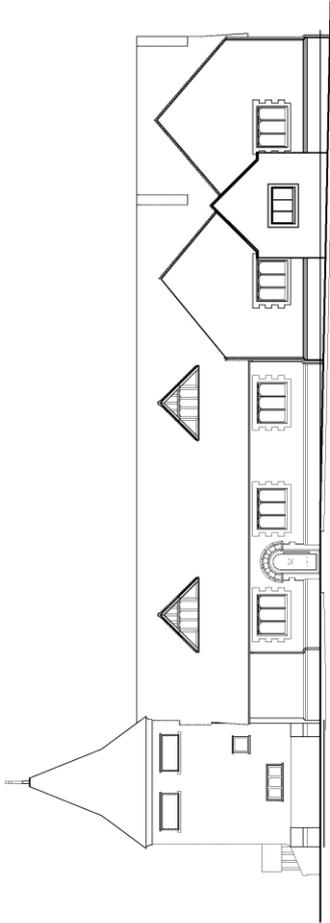
DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO BE REFERRED TO THE ARCHITECT.

PI	For Planning Allow	11.05.11	DATE
NO.	NUMBER		

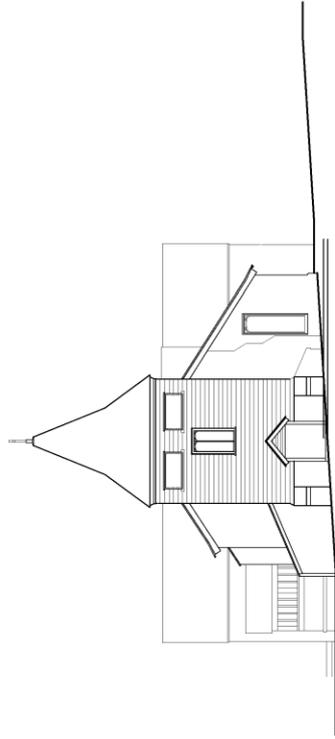
THOMAS FORD & PARTNERS
 CHARTERED ARCHITECTS & SURVEYORS
 177, BRIDGE
 ST. PETERS CHURCH
 RE-ORDERING PROJECT

STUDENHAM • LONDON • 2024 424
 TEL: 01483 810000 FAX: 01483 810001
 WWW: www.thomasford.co.uk

PROJECT		FARNBOROUGH
ST. PETERS CHURCH		RE-ORDERING PROJECT
ELEVATIONS		AS PROPOSED
DATE	SCALE	CHECKED
11.05.11	1:100 (A1)	
6/7/01	1:200 (A3)	REV
		CA-201
		PI



A SOUTH-ELEVATION
 - AS PROPOSED



B WEST ELEVATION
 - AS PROPOSED

