

Application No: 10/2959M
Location: ST JOHN THE BAPTIST CHURCH, CHURCH STREET,
BOLLINGTON, SK10 5PY
Proposal: CONVERSION OF EXISTING BUILDING INTO 13 APARTMENTS,
INCLUDING ASSOCIATED PARKING (LISTED BUILDING
CONSENT)

For THE SIMPLY GROUP

Registered 13-Aug-2010
Policy Item Yes
Grid Reference 393902 377803

Date Report Prepared: 11 October 2010

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Impact upon architectural and historic integrity of the Listed Building

REASON FOR REPORT

This application is before the Committee as it proposes 13 residential units as part of a church conversion. An accompanying application for full planning permission (10/2927M) also appears on this agenda.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a vacant Grade II listed church building with surrounding graveyard. The site is allocated as an Area of Existing Open Space within Bollington Conservation Area, and is situated between an Existing Employment Area and a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks Listed Building Consent to convert the existing building into 13 duplex apartments.

RELEVANT HISTORY

None

POLICIES

Local Plan Policy

BE18 – Listed Building Consent

CONSULTATIONS (External to Planning)

Bollington Town Council – Recommend approval

Cheshire Archaeology Planning Advisory Service – No objections

OTHER REPRESENTATIONS

A letter has been received from Bollington Civic Society outlining their support for the application, which shows great ingenuity and imagination.

Three additional letters have been received from local residents and visitors to the churchyard raising the following concerns:

- Increased traffic
- Exacerbate existing parking problems for residents
- On site security issues
- Loss of trees will impact upon character of area and wildlife habitats
- Noise pollution. Restrictions on working practices?
- How will existing graves be maintained or be affected?
- Thought of building over a churchyard that is still in use is distasteful and upsetting
- Out of character

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a Structural Appraisal of the building, a bat survey, a report relating to rising damp and timber treatment, a PPS3 housing self assessment checklist and a design and access statement. All these documents can be viewed in full on the application file.

OFFICER APPRAISAL

The main alterations to the building relate to the windows. The existing leaded windows will be replaced with metal framed, slimline, double glazed units. A stone transom will be added to these windows to replicate the existing window detail, which will hide a new floor level. Cut backs into the new ground floor will allow light into the semi-basement area, and in a similar way cuts backs to the first floor ceiling to provide some natural light to the second floor in addition to the proposed conservation rooflights. The existing stained glass windows on the east elevation fronting onto Church Street will be restored and retained. No additional openings are proposed to the stone walls of the Church.

The Council's Conservation Officer has commented on the proposal and has not raised any objection to the degree of internal alteration, but has raised concerns over the extent of interventions in the roof by the roof lights and air vents. These comments are acknowledged and the applicant's agent has been approached to see if the number of rooflights can be reduced. Most of the roof lights are at a low level and the parapet wall around the roof of the

church will serve to screen them from certain vantage points. The high level rooflights are considered to be the area where the reduction in number could be made, particularly over the stairwell, and it is in this area where the reductions are expected. Subject to the number of these high level rooflights being reduced, the Conservation Officer has indicated that he may withdraw his objection. Additional conditions may also be recommended at that time. Therefore, subject to the receipt of revised plans the proposal is considered to adequately maintain the architectural and historic integrity of the Listed Building, whilst bringing this currently vacant building back into active use.

Other material planning considerations

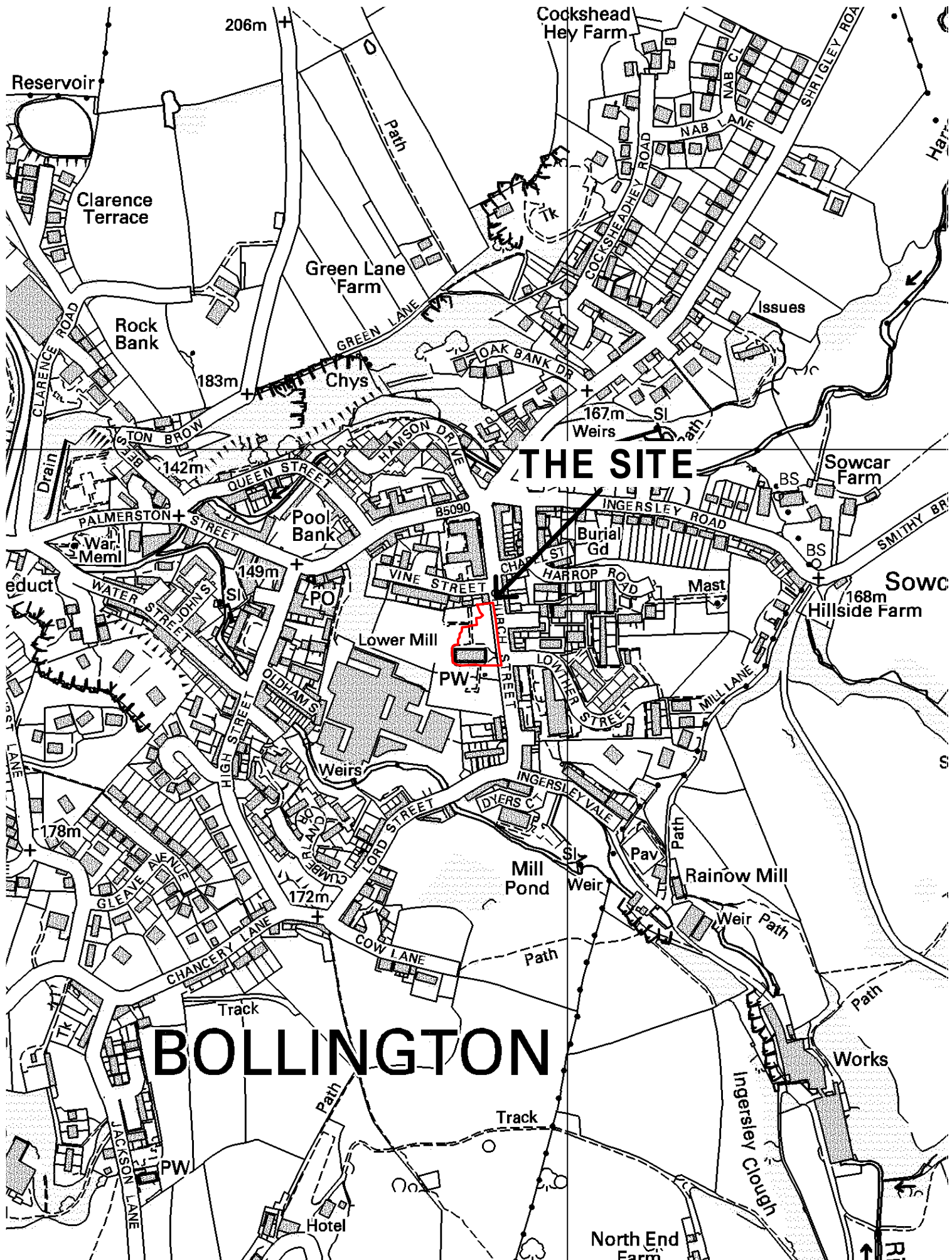
The comments received in representation primarily relate to non listed building matters and have been addressed in the accompanying planning application report for 10/2927M.

Subject to

The receipt of revised plans that reduce the number of rooflights.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal is considered to bring this Listed Building, which has been vacant since 2006, back into active use, without significant harm to the architectural and historic integrity of the Listed Building. Therefore, for the reasons outlined above, a recommendation of approval is made, subject to the receipt of revised plans.



10/2927M ST JOHN THE BAPTIST CHURCH, CHURCH STREET, BOLLINGTON, SK10 5PY

NGR 393,900:377,800

Reproduced from the Ordnance Survey map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings. Cheshire East Council, licence no. 100049045.



Application for **Listed Building Consent**

RECOMMENDATION : Approve Subject to Following Conditions

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A11EX - Details to be approved