

DIOCESAN ADVISORY COMMITTEE

SCHEDULE OF DOCUMENTS

1. (Sarratt update June 2020 phasing.pdf)
2. (CHC13 200G Ground Floor Proposed PHASING.pdf)
3. (CHC13 211E Sectoin EE Proposed PHASING.pdf)
4. (Sarratt consultation update July 2020.pdf)
5. (2017-09-13 Planning Approval - Church of the Holy Cross, Sarratt.pdf)
6. (Sarratt HE response to LPA 14 August 2017.pdf)
7. (17_0697_FUL-HISTORIC_ENGLAND-324189.pdf)

TO THE CHANCELLOR OF
THE DIOCESE OF ST ALBANS

14/07/2020

VIEWED by the St Albans Diocesan
Advisory Committee

Emma Critchley

From: Phil Winch <phil@cplarchitects.co.uk>
Sent: 23 June 2020 18:49
To: Emma Critchley; D & L Clough
Cc: Daniel Almond
Subject: Church of the Holy Cross, Sarratt - Toilet Extension & Internal Re-ordering
Attachments: CHC13 200G Ground Floor Proposed PHASING.pdf; CHC13 211E Sectoin EE Proposed PHASING.pdf

Dear Emma and David,

Many thanks for your timely email and thanks David for your helpful email response and update to Emma earlier today.

Yes we have now prepared our initial phasing drawings for consideration and approval by the PCC and DAC to enable planning approval to be locked in and I append a copy for your information and comment.

The broad strategy suggested is as follows:

Phase 1: Construct foundations for new toilet extension to lock in planning by way of an Enabling Development.

Phase 2: Construction new Toilet Extension and associated works, including drainage and openings, etc.

Phase 3: Complete balance of works, including internal re-ordering and works to south porch, as this section of works include elements in relation to which we understand the PCC may wish to carry out some further design development and associated approvals for certain elements. Eg glazing to porch door and extent of floor replacement.

There is of course scope for the PCC to combine Phases 2 & 3 in a single contract if preferred, subject to finalising the design and scope of the internal re-ordering works and gaining the required approval.

I was interested to see your comments Emma regarding the possibility of planning approval validity periods being extended to spring 2021 by the government, although presumably this is just being considered as a possibility at present. The current planning approval at The Holy Cross Sarratt is dated 13th September, 2017 and is therefore due to expire in September this year (2020). Hence the suggestion phasing.

At present we are proposing to make best endeavours to make an effective start on site with an enabling project comprising foundations for the new toilet extension before the current planning approval elapses so as to lock it in, in perpetuity. Gaining timely approvals from the DAC will be a very important part of this process. Any government intervention may be of help if it is not possible to gain the required approvals and implement the enabling works project in time.

I trust this is helpful and sufficient for your forthcoming DAC meeting on 9 July.

In the meantime, please let me know if either the PCC or DAC require any further drawings or input from as at this stage to assist you with gaining approval for the scheme and phasing suggestion to allow locking in of the current planning approval in a timely manner.

Equally David, if you prefer an alternative approach to the phasing, please advise and we can prepare revised drawings for the forthcoming meeting.

Best regards,

Philip Winch BA (Hons) Dip Arch Dip Arb RIBA MCIArb
Managing Director

CPL Chartered Architects
First Floor, Unit A3, Chaucer Business Park,
Dittons Road, Polegate, East Sussex BN26 6QH
Tel. 01323 416900
www.cplarchitects.co.uk

CPL CHARTERED ARCHITECTS

Architects, Designers & Property Consultants

This email and any attachments are confidential and intended solely for the addressee. Email communications are controlled by current GDPR legislation and policies currently in place by our company. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying is strictly prohibited. If you have received this email in error, please accept our apology and notify us on 01323 416900 or email us and delete the original email from your system. CPL Architects takes reasonable steps via its IT consultant to ensure that this email is free from computer viruses. However, you are advised to carry out your own virus check prior to opening any attachments as CPL does not accept any liability for any damage sustained as a result of any software viruses, following the opening of any email or attachments.

From: Emma Critchley <ecritchley@stalbans.anglican.org>
Sent: 23 June 2020 15:46
To: Christian Corder <christian@cplarchitects.co.uk>
Cc: D & L Clough <dandlclough@btinternet.com>
Subject: RE: Toilet extension (Church of the Holy Cross, Sarratt)

Dear Christian,

I have a note that the PCC is considering proceeding with this project on a phased basis to enable some works to proceed while the planning permission remains valid. [I read today that the Government is considering extending the validity of planning permissions to spring 2021 – is this relevant to the project?]

A proposal to carry out the work in phases will need to be considered by the DAC and I have put it on the agenda provisionally for the meeting on 9 July. Please can you confirm as soon as possible if this is needed and if you will be able to provide details of the phasing? I have an agenda planning meeting on Thursday morning.

Separately, David has been in touch about connecting the new toilet into the septic tank in the car park.

Best wishes,
Emma

Emma Critchley
Pastoral and Advisory Secretary

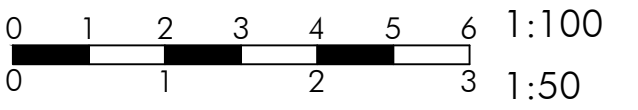
Please note that the diocesan office is currently closed and staff are working at home or furloughed. Post and general phone messages will be picked up once a day.

You can make applications for DAC advice leading to a faculty or List B permission via the diocesan on-line portal at <https://portal.stalbans.anglican.org>. There is advice and information on the diocesan website (address below) including DAC advice leaflets and grant information on the Church Buildings pages.

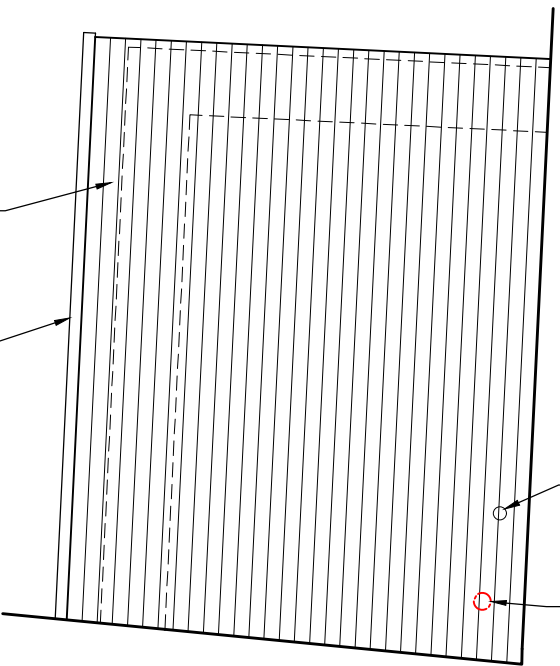
If you have a query, please e-mail me and include a contact phone number if a telephone conversation will be helpful or phone 01727 818138 within office hours.

Do not scale from drawing. Check all levels before carrying out work.

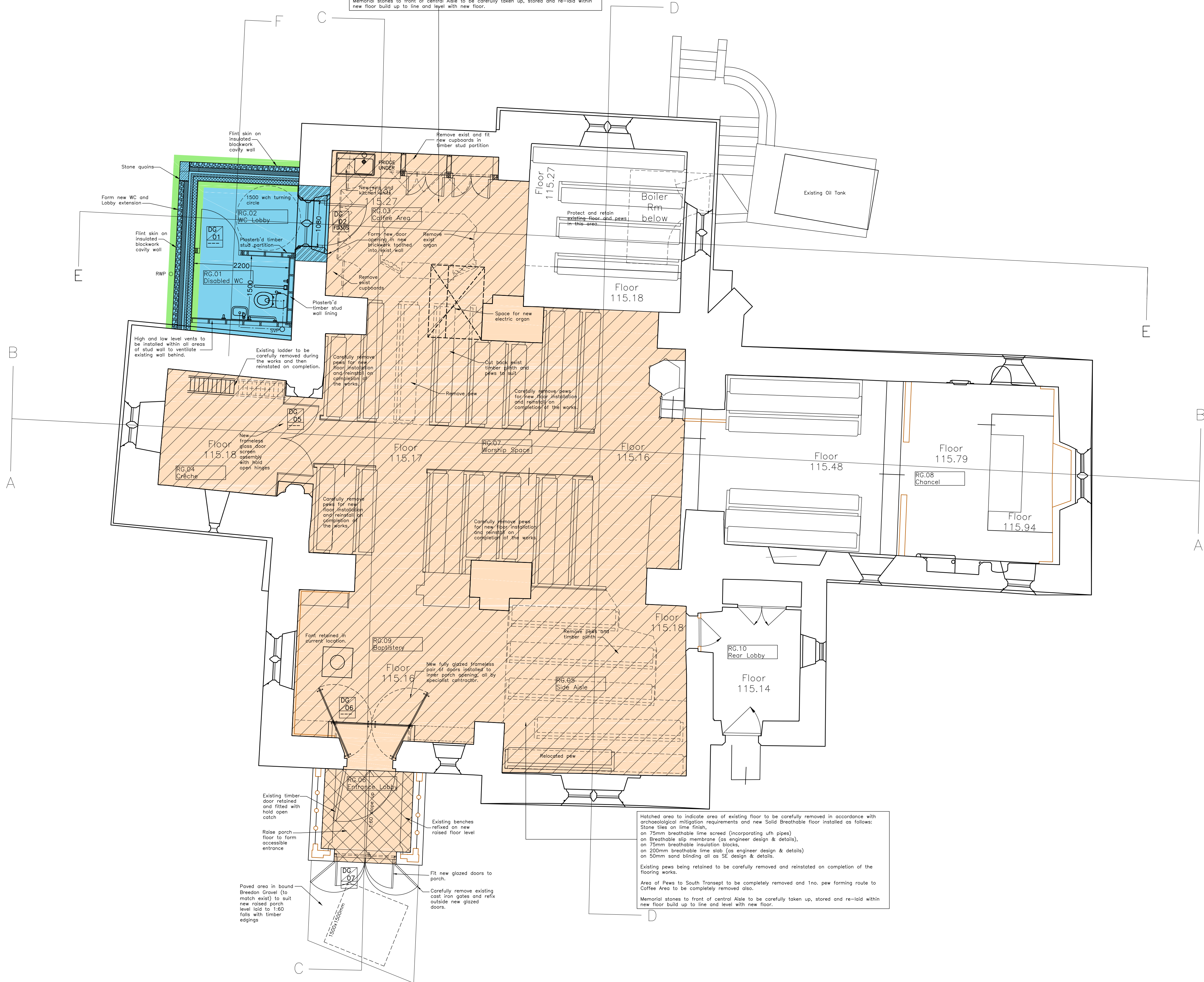
These drawings and designs and the copyright thereof are the property of the Architect and must not be copied or retained without the written permission of the Architect.



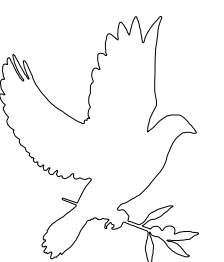
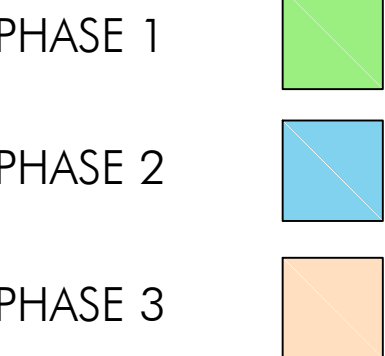
Rev	Date	Description	Int
A	26.5.17	WC door changed to single swing	GL
B	5.6.17	Client changes	GL
C	14.7.17	Client changes	CLCC
D	24.8.17	Client changes	CLCC
E	17.17	Update with Client Changes and DAC comments	CLCC
F	8.4.20	Retain wrought iron gates, glazed doors to south porch	PW
G	23.06.20	Phasing indicated	PW



LOBBY/WC ROOF PLAN



PHASING KEY:



cpl

Chartered Architects, Property Consultants and Designers
Unit A3 Chaucer Business park, Dittons Road, Polegate, Sussex BN26 6QH
Tel: 01323 466903 Email: admin@cplarchitects.co.uk Web: www.cplarchitects.co.uk

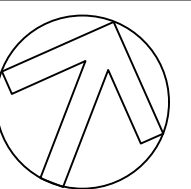
project name

EXTENSION & ALTERATIONS
CHURCH OF THE HOLY CROSS

SARRATT
RICKMANSWORTH WD3 6HE

drawing title

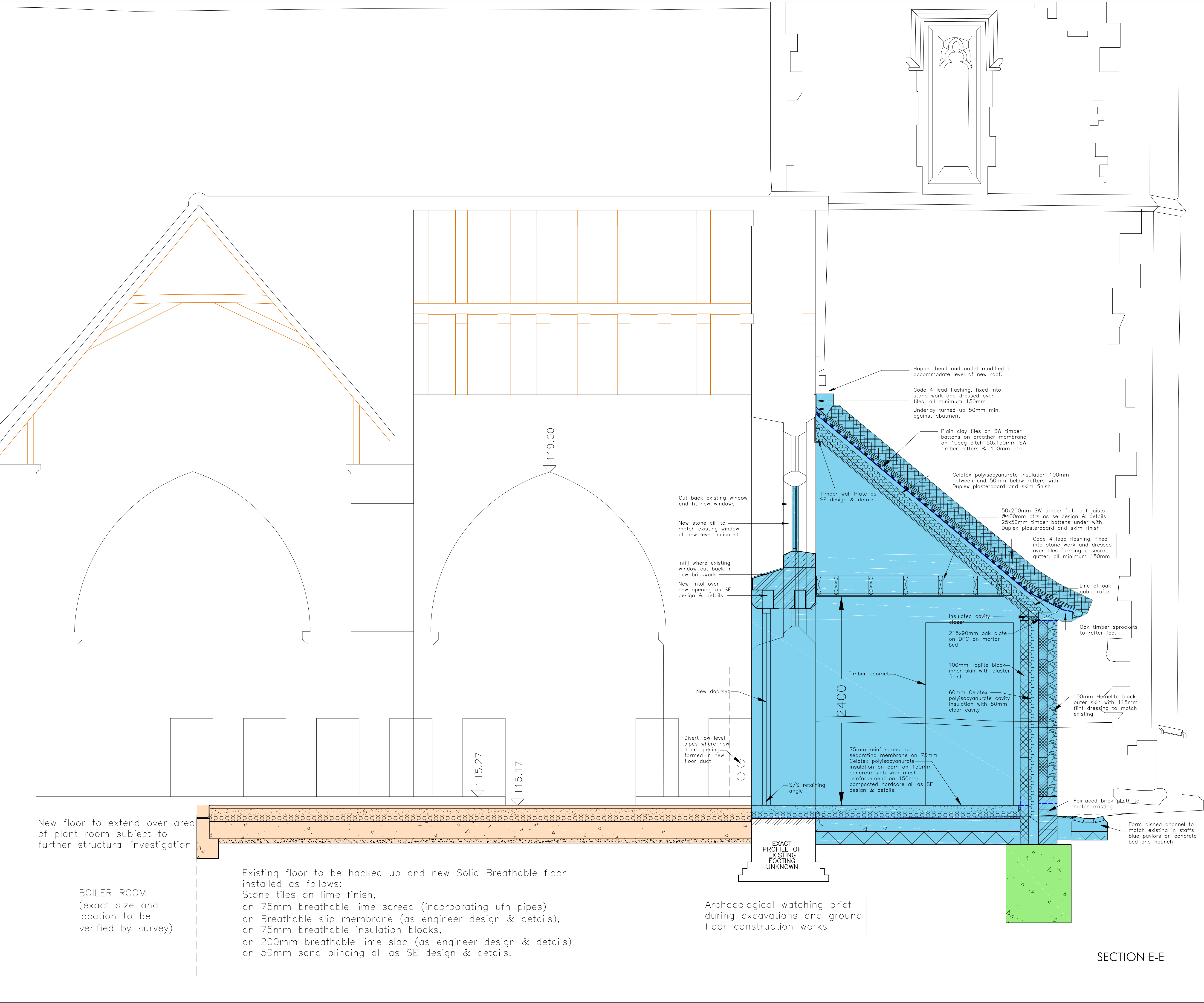
GROUND FLOOR PLAN
AS PROPOSED
FULL SCHEME



date	scale
27/04/17	1:50@A1
drawn	checked
GL	PW

project number drawing number revision

CHC.13 /200 G



Do not scale from drawing. Check all levels before carrying out work.

These drawings and designs and the copyright thereof are the property of the Architect and must not be copied or retained without the written permission of the Architect

0	1	2	3	4	5	6	1:100
0	1	2	3				1:50

Rev	Date	Description	Init
A	26.5.17	WC door changed to single swing WC lobby door altered to open out	GL
Al	5.6.17	Roof ventilation clarified.	GL
B	14.7.17	Client Changes	CLCC
C	24.8.17	Client Changes	CLCC
D	1.7.17	Update with Client Changes and DAC comments.	CLCC
E	23.06.20	Phasing Indicated	PW

PHASING KEY:

- PHASE 1
- PHASE 2
- PHASE 3



Chartered Architects, Property Consultants and Designers
Unit A3 Chauxer Business park, Dittons Road, Polegate, Sussex BN26 6QH
Tel: 0323 416900 E-mail: cpl@churchprojects.co.uk Web: www.cplarchitects.co.uk

project name
**EXTENSION & ALTERATIONS
CHURCH OF THE HOLY CROSS
SARRATT
RICKMANSWORTH WD3 6HE**

drawing title
**SECTION E-E
AS PROPOSED
FULL SCHEME**

date	scale
27/04/17	1:20@A1
drawn	checked
GL	initials

project number	drawing number	revision
CHC.13	/211	E

SECTION E-E

Emma Critchley

From: Phil Winch <phil@cplarchitects.co.uk>
Sent: 06 July 2020 16:09
To: Emma Critchley
Cc: Daniel Almond; D & L Clough; Christian Corder
Subject: RE: Church of the Holy Cross, Sarratt - Toilet Extension & Internal Re-ordering
Attachments: 17_0697_FUL-HISTORIC_ENGLAND-324189.pdf; 2017-09-13 Planning Approval - Church of the Holy Cross, Sarratt.pdf

Dear Emma,

Thank you for your email.

As you indicate, Historic England were consulted during the planning application process and I append a copy of their initial letter of advice of 25th May, 2017. We modified the design to suit their comments prior to obtaining full planning approval, a copy of which I append for your ease of reference.

The LPA may have obtained further comment from HE at the time of the planning approval, although we do not appear to have these on file.

As you suggest, it may be sensible for HE to be consulted via the Diocesan online planning portal, however, a phased implementation of the approved scheme may not require any further comment from HE, if the scheme has not changed from that already approved by the LPA where HE were fully consulted.

In view of the time constraints identified previously, I wonder if it possible to provide DAC approval for the WC extension first and allow the internal re-ordering and porch works to be subject to further review, as we understand the PCC are still considering some of the finer detail of those elements and we have at their request asked HE for comment on details relating to the porch for which we are still awaiting a response.

We would not want finalisation of the finer detail on the internal re-ordering and porch to hold up the approval of the WC extension, as we intend if possible to proceed with the foundations to the WC Extension as Phase 1 (see phasing plan recently issued) to lock in the current planning approval.

I trust this is sufficient for your present needs.

Please contact me should you have any queries.

Best regards,

Philip Winch BA (Hons) Dip Arch Dip Arb RIBA MCIArb
Managing Director

CPL Chartered Architects
First Floor, Unit A3, Chaucer Business Park,
Dittons Road, Polegate, East Sussex BN26 6QH
Tel. 01323 416900
www.cplarchitects.co.uk

CPL CHARTERED ARCHITECTS
Architects, Designers & Property Consultants

**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70
PERMISSION TO DEVELOP LAND**

To : Mr Christian Corder
CPL Architects
Unit A3 First Floor
Chaucer Business Park
Dittons Road
Polegate
BN26 6QH

Mr David Clough
On behalf of

Site : **Church Of The Holy Cross Church Lane Sarratt**
Proposed Development : Single storey extension to north west elevation, alterations to fenestration include addition of glazing within existing openings and installation of a ramped floor
Ref No : 17/1466/FUL
Date Received Valid: 19 July 2017

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions :-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 100A, 002.1, 003, 004 A, 050.1, 051.B, 052.1, 053.1 A, 054.1 B, 055.1 A, 056.1, 057 B, 16/103/01, 16/103/02, 16/103/03 and 16/103/04.

Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the listed building in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- 3 Before the building operations hereby permitted are commenced, samples and details of the proposed external materials of the extension, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 4 No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording;
2. The programme and methodology of site investigation and recording as required by the evaluation;
3. The programme for post investigation assessment;
4. Provision to be made for analysis of the site investigation and recording;

5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
6. Provision to be made for archive deposition of the analysis and records of the site investigation;
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in approved the Written Scheme of Investigation.

The development shall not be brought into use until the approved written scheme of investigation for archaeological works has been implemented in full and details submitted to the Local Planning Authority.

Reason: To ensure that an appropriate scheme of archaeological investigation and recording is undertaken and that a suitable contingency exists for the for rapid investigation of any archaeological remains in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- 5 The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 4.

Reason: In the interests of protecting any archaeological remains present within the development site. The significance of heritage assets with archaeological interest can be harmed/destroyed by development. This is in accordance with NPPF guidance, Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- 6 The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and the provision made for analysis and publication where appropriate.

Reason: In the interests of protecting any archaeological remains present within the development site in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- 7 All ecological measures shall be carried out in accordance with the details contained in the ecological report (AGB Environmental April 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure to ensure that any protected species are safeguarded and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

INFORMATIVES :-

- 1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 2 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- 3 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 13 September 2017



Signed

Kimberley Rowley

Head of Regulatory Services

On behalf of Director of Community & Environmental Services,

Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

RIGHT OF APPEAL

If the Applicant is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment. For further information and appeal forms, go to the following website:

<http://www.planningportal.gov.uk/planning/appeals>

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000

Email: enquiries@pins.gsi.gov.uk

((/4))

17/1466/FUL

Address: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN



Historic England

Mr Jake Shiels
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Hertfordshire
WD3 1RL

Direct Dial: 01223 582740

Our ref: P00628863

14 August 2017

Dear Mr Shiels

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**CHURCH OF THE HOLY CROSS, CHURCH LANE, SARRATT, WD3 6HE
Application No. 17/1466/FUL**

Thank you for your letter of 24 July 2017 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Thank you for consulting Historic England on revised plans for the proposed new extension at Sarratt parish church. In our pre-application advice to the parish we accepted the principle of an extension in the location proposed. However, Historic England objected to the proposed extension when planning permission was sought earlier this year. Our objection chiefly concerned the design of the extension roof and that it cut across the 19th century window. We also had concerns regarding the enclosure of the Victorian south porch. In our letter of advice, dated 25 May 2017, we suggested that the applicant withdraw the proposal and amend the scheme to incorporate a simple catslide roof and that should the Council consider the enclosing of the porch to be justified to help secure the on-going sustainable use of the church that a change in design to a half glazed door would be less harmful than a fully glazed door.

The revised plans show a pitched roof on the extension in line with our advice. We would therefore not wish to object to the granting of permission in principle but suggest that the pitch of the roof is increased further so it does not meet the historic window arch but is set above it. We would be content for this detail to be revised and agreed as a condition placed on any permission granted. We also welcome the amendment of the fully glazed door to a half glazed door in line with our published guidance 'New Work in Places of Worship'. Should the enclosing of the porch be justified we would not object to this design. We would also suggest that the Council should seek detailed plans and sections of the internal relationship between the existing north aisle and the proposed new extension.





Paragraph 131 of the National Planning Policy Framework (NPPF) encourages local authorities to sustain and enhance the significance of heritage assets. The NPPF paragraph 132 requires planning authorities to place great weight on the conservation of designated heritage assets and states that the more important the asset the greater the weight should be. In this case we would stress that the building is listed at grade II* and so falls within the top 5.5.% of listed buildings nationally. Clear and convincing justification should be made for any harm to the significance of heritage assets (paragraph 132). This justification should be especially convincing where harm to buildings of a high grade of listing is concerned. Paragraph 134 of the NPPF requires that where a development proposal 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. It is for the council to weigh whether any public benefit delivered from the proposal outweighs the harm to the heritage asset or whether the public benefit could be delivered through a less harmful scheme.

The amended plans have addressed our objections and Historic England consider the revised designs considerably reduce the level of harm. We would suggest that Council should seek detailed plans and sections of the internal relationship between the existing north aisle and the proposed new extension and for the pitch of the proposed new extension to be increased. We would be content for this detail to be revised and agreed as a condition placed on any permission granted.

Recommendation

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 131 and 132 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas

E-mail: sophie.cattier@HistoricEngland.org.uk



Historic England

Mr Jake Shiels
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Hertfordshire
WD3 1RL

Direct Dial: 01223 582740

Our ref: P00579621

25 May 2017

Dear Mr Shiels

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**CHURCH OF THE HOLY CROSS, CHURCH LANE, SARRATT,
HERTFORDSHIRE, WD3 6HE
Application No. 17/0697/FUL**

Thank you for your letter of 5 May 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

This application proposes the erection of an extension to the grade II* listed parish church of Holy Cross, renewal of glazing in the south porch and the enclosing of the porch with fully glazed doors. While understanding the parish's ambitions, we are concerned that as proposed the work would result in harm to the significance of the listed building contrary to aims of the National Planning Policy Framework (NPPF) and would not support the application on heritage grounds. However, we would suggest that the Council should seek withdrawal of the application to allow amendments to the design to reduce this harm.

Historic England Advice

Holy Cross was founded in 1190 as a monastic church. It has undergone many changes since but the core of the 12th century cruciform plan church remains. It is an unusual plan form and internally the shallow pointed arches characteristic of late Norman 'transitional' architecture can also be seen in the chancel and transepts. A west tower was added in the 15th century and the chancel extended in the 13th and 14th centuries. The tower has a 16th century belfry stage with an unusual pitched roof. The 19th century saw several major changes including a program of restoration in 1865 by architect George Gilbert Scott and the addition of extensions to the north and south transepts creating small aisles linked with 'transitional'-style arcades. A porch was also added to the south aisle and a modest vestry built on the south side of the chancel.

The proposals are part of a larger internal reordering scheme which does not form part of the current application. This includes removal of the organ, new lighting and



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





heating systems, providing a glazed screen to the tower arch and reordering of furnishings in the south transept. The external alterations to the church to provide a WC and encloses the south porch, which form the basis of the current application, are part of this larger project.

During pre-application discussions Historic England have accepted the principle of extending the church at this point but are concerned that the design and alterations to the window would be harmful to the historic significance of the building. The proposed extension would be sited against the north side of the 15th century tower and accessed by a new doorway formed underneath the western window in the 19th century north aisle. As well as the loss of historic fabric this would require the removal of the bottom of the window. The extension roof would also obscure part of the remaining window. The Design and Access Statement which accompanies the current application suggests that the 19th century vestry provides a precedent for a small extension. However, the current proposal does not have the simple lean-to roof of the Victorian vestry, which complements the character of the church. Instead the design combines a flat roof with a sloping section on the west side giving only an unpersuasive suggestion of a lean-to roof, while from the north side the actual form of the roof can be seen. The result would be a clumsy building without exterior fenestration or detailing. We would suggest that the design should be amended to better reflect the 19th century vestry, by adopting a simpler catslide roof that extends from the 19th century north extension. This would completely cover the 19th century window but would read better in views of the north and west elevations, and be more congruent with the church's historic architectural character.

The Victorian south porch is constructed with a timber frame set on a high masonry plinth. The side walls have small arcaded openings which have been fitted with modern glazing. The main entrance has decorative wrought iron gates in a timber arch. It is proposed to replace the glazing with double glazed units. Providing these are thin in section and carefully fitted this is unlikely to make a significant visual change. We are also content with the proposal to re-grade the porch floor to improve access. However, removing the gates and replacing them with glass doors would have a more noticeable impact. The porch is designed to reflect a traditional style of church porch which does not feature doors on the outer entrance. This is an important part of its design which reflects the tradition of church porches being spaces open to the community at all times. To introduce large areas of modern glazing and enclose the outer entrance would change this character, affect an understanding of the building and result in harm to its historic significance. Historic England provide advice on a range of work to churches, including works to porches in our guidance 'New Work in Historic Places of Worship' and we would refer you to this document (<https://historicengland.org.uk/images-books/publications/new-work-in-historic-places-of-worship/>). However, should this harm be considered justified by the Council as contributing to the on-going sustainable use for the church then we would suggest that the design of the current fully glazed porch door should be amended to a half glazed door as recommended in our published guidance.

The National Planning Policy Framework (NPPF) identifies the protection and enhancement of the historic environment as an important element of sustainable





development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of heritage assets can be harmed or lost by development in their setting (paragraph 132) and that the conservation of heritage assets is a core principle of the planning system (paragraph 17). The NPPF states that 'great weight' should be given to their conservation and that any harm to their significance requires clear and convincing justification (paragraph 132). Paragraph 134 requires the council to weigh the harm to heritage assets against any public benefit that might be delivered by the development. Paragraph 128 of the NPPF requires applicants to describe the significance of heritage assets affected by proposed development and the contribution their setting might make to that significance. Sufficient information should also be provided to enable an understanding of the potential impact of the development on the assets

Historic England have considered the application and, while understanding the parish's wish to improve the church's ancillary facilities, have concluded that the extension to the north-west and the enclosing of the south porch would be harmful to the significance to Holy Cross .

While we agree that an extension to the church in the proposed location may be the most appropriate means of accommodating additional facilities, we believe that the design of the current scheme would detract from the architectural and historic character of the church. An amendment to the design to create a 'catslide' roof projecting from the 19th century extension would result in an addition that could be sympathetic rather than discordant.

We consider that the addition of glass doors to the south porch would harm the traditional open character of the porch. However, if the Council consider the enclosing of the porch to be justified to help secure the on-going sustainable use of the church then we would suggest that a change in design to a half glazed door, as suggested in our guidance, would reduce this harm.

The current application for the proposed WC extension and enclosing of the south porch would result in harm to the historic significance of Holy Cross church. It would therefore not achieve the sustainable development promoted by the NPPF and we would not support the application as it currently stands. However we suggest that the Council invite the applicant to withdraw the scheme and submit amended plans reflecting the advice above.

Recommendation

Historic England object to the application on heritage grounds. The proposed addition of glass doors to the south porch and extension to the west end of the north aisle would harm the significance of the church. We would encourage the applicant to withdraw the application to allow for further discussion of the proposals and possible amendments to minimise any harm.

We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 6,7,14, 128, 132 and 134.





Historic England

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please contact me if we can be of further assistance

Yours sincerely

Sophie Cattier

Assistant Inspector of Buildings and Areas

E-mail: sophie.cattier@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.

