

<b>APPLICATION NO</b>	<b>PA/2011/0574</b>
<b>APPLICANT</b>	Mr G Cook
<b>DEVELOPMENT</b>	Listed building consent to erect a single-storey extension and carry out alterations in connection with the conversion into a dwelling
<b>LOCATION</b>	Baptist Chapel, Baptist Chapel Lane, South Killingholme
<b>PARISH</b>	<b>SOUTH KILLINGHOLME</b>
<b>WARD</b>	Ferry
<b>SUMMARY RECOMMENDATION</b>	<b>Grant consent subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by South Killingholme Parish Council

## **POLICIES**

**Regional Spatial Strategy for Yorkshire and the Humber:** No specific policies apply.

**North Lincolnshire Local Plan:** Policy HE5 (Development affecting Listed Buildings) – the council will seek to secure the preservation, restoration and continued use of buildings of special architectural or historic interest. The primary consideration will be the need to preserve or enhance the fabric and character of the building.

**North Lincolnshire Core Strategy:** No specific policies apply.

## **PARISH COUNCIL**

‘Object. The Baptist Chapel has great historical interest to the village and is part of the heritage of the village. The parish councillors feel it is inappropriate to lose this historical building and lose the connection of the pilgrim society with the village of South Killingholme. There is no vehicular access to this site and the site is located adjacent to Mayfield Avenue – to which access is already very difficult and dangerous – therefore increasing traffic flow in this vicinity would be inappropriate. There are also no pavements in this area – therefore pedestrians would be placed at increased risk. The Parish Councillors are concerned about the existing graves on the site. The Parish councillors do not approve of building on consecrated ground and feel it is very disrespectful to the families of the people who are buried at this Chapel. The Parish Council objects to the removal of any trees on this site. The Parish council believes that covenants exist on this building and site and therefore residential planning permission should not be granted until such covenants are explored. The application should be refused.’

## **PUBLICITY**

Advertised by site and press notices, and adjoining properties notified. Two letters of objection received raising the following issues:

- graves would be disturbed
- the historical value of the site would be diminished

## **ASSESSMENT**

This proposal involves the conversion of the existing chapel into a dwelling. A single-storey extension, and internal and external alterations are proposed to facilitate the change of use.

**The main issue associated with this application is whether the proposed use and associated alterations would preserve, restore and enhance the listed building.**

The chapel has been fenced off and the windows boarded up, and the site is so overgrown it is difficult to see the chapel from any public vantage points. The building is not in use and is falling into disrepair. One of the primary aims of policy H5 of the North Lincolnshire Local Plan is to ensure the continued use of a building. This building has not been in use since 1983 and has been for sale for two years with only one expression of interest.

It is considered that residential use is the only viable option for the building. It is in a remote location on a narrow road and has limited parking within the site. It is therefore not particularly suitable for a commercial or leisure use. The proposed scheme involves minimal alterations to the building that will preserve and enhance it. The proposal will bring an important rural historic building back into use and this should be supported. The proposal therefore accords with policy HE5 of the North Lincolnshire Local Plan.

In terms of the views raised by the objector, the removal of the graves is a matter for the developer to resolve with the relevant parties. The historical value of the site will be improved as the building will be repaired and brought back into use. The site will be safeguarded for future generations to enjoy.

## **RECOMMENDATION      Grant consent subject to the following conditions:**

1.

The works must 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.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 001, GW/GC/BCL/-1, GW/GC/BCL/-2, GW/GC/BCL/-3, GW/GC/BCL/4, GW/GC/BCL/5, GW/GC/BCL/6, GW/GC/BCL/7, GW/GC/BCL/8, GW/GC/BCL/9, GW/GC/BCL/10, GW/BCL/11, GW/GC/BCL/12, GW/GC/BCL/13, GW/GC/BCL/14, GW/GC/BCL/15, GW/BCL/16, GW/BCL/17 and GW/BCL/18.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the

approved materials shall be used.

Reason

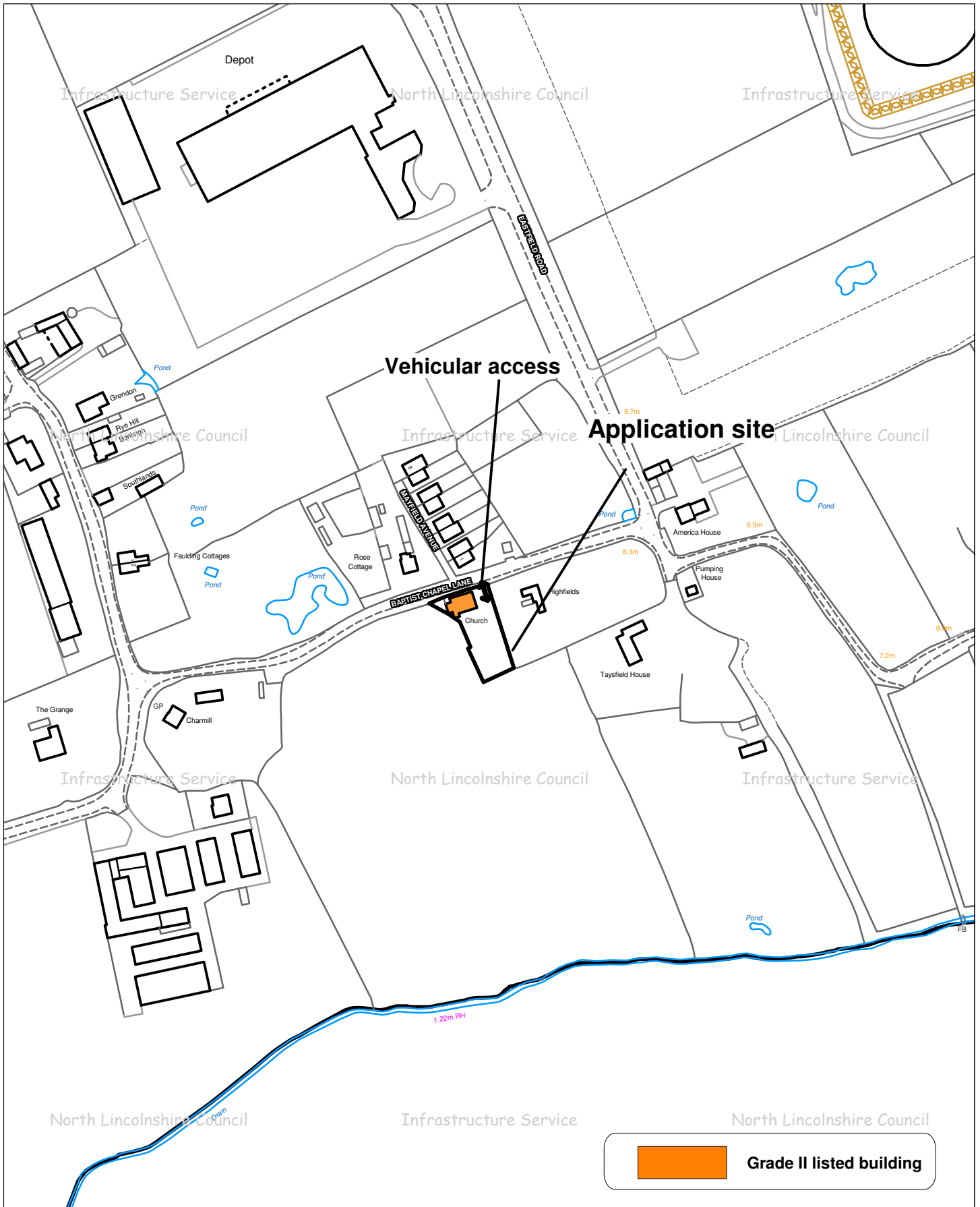
In order to safeguard the character and appearance of the building in accordance with policy HE5 of the North Lincolnshire Local Plan.

4.

Before development commences on site, details of the colour of the staining/paintwork to the external windows and doors shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to safeguard the character and appearance of the building in accordance with policy HE5 of the North Lincolnshire Local Plan.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



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