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Case Number	17/05212/FUL (Formerly PP-06614777)
Application Type	Full Planning Application
Proposal	Removal of existing student accommodation on ground floor and conversion to eight one and two bedroom apartments; removal of organ, pulpit and partial removal of first floor balcony; reinstatement of original main entrance, lobby and route up to first floor level; installation of mezzanine floors in part of the first floor conversion; insertion of new services and party walls/floors; and proposed access improvements with the erection of a new external stepped ramp
Location	Ebenezer Chapel South Road Walkley Sheffield S6 3TD
Date Received	22/12/2017
Team	West and North
Applicant/Agent	Studio Gedye
Recommendation	Grant Conditionally

#### Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

#### Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

Drawing nos:  
Un-numbered Red-lined Location Plan;  
001 Site Plan;  
13563-104\_G Building Survey Ground Floor Plan;  
13563-104\_1 Building Survey First Floor Plan;  
13563-104\_CP Building Survey First Ceiling Plan;  
13563-104\_S Building Survey Section A-A;  
13563-104\_S Building Survey Section B-B;

13563-104\_E Building Survey Elevation 1;  
13563-104\_E Building Survey Elevation 2;  
13563-104\_E Building Survey Elevation 3;  
13563-104\_E Building Survey Elevation 4;  
201 Site Plan;  
202 Rev D Ground Floor Plan;  
203 Rev A First Floor Plan Scheme 2 Plan;  
204 Mezzanine Plan Scheme 2;  
205 Section A-A;  
206 Section B-B;  
207 Rev B Elevations A and C;  
208 Rev A Elevation B;  
209 Rev A Elevation D;  
210 Amenity Space with Bins and Cycle Storage;  
211 Rev A Typical Window Detail;  
all received on 22.12.17.

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. Notwithstanding the indication given on the submitted drawings, before development commences full details of the design and appearance of the windows shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

4. Before development commences, large scale details of the abutment of new walls to the fabric of the existing building shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

5. Before development commences, details of the re-use of the cast iron columns shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

6. Unless shown not to be feasible and viable, no development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any

part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences.

#### Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

7. Before any works on the building(s) commence a full Schedule of Works, identifying all of the works inside and outside the building(s) including drawings and specifications, and samples of materials when requested by the Local Planning Authority, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved Schedule of Works.

Reason: In order to ensure the protection of the original fabric of the Listed Building

8. A schedule of all fixtures and fittings, with a photographic record, and details of their retention, repair, removal or relocation including measures securing that the organ and pulpit are placed with the appropriate salvage specialist, shall be approved in writing by the Local Planning Authority before that part of the development commences. The development shall then be carried out in accordance with the approved schedule.

Reason: In order to protect the character of the original building.

9. Before development commences, details of the provision of interpretive material to be displayed on or near the site shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of special architectural and historic interest of this listed building.

10. Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

Reason: In order to protect the character of the original building.

11. Before development commences, details of a scheme for the provision of restricting opening and obscure glazing or equivalent to the windows to apartments 4 and 5 up to a height of 1.7 metres above the internal floor level of the apartments shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved measures shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of the amenities of occupiers of adjoining property.

12. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

13. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

14. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
- a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
  - b) Be capable of achieving the following noise levels:  
Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);  
Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);  
Other Habitable Rooms: LAeq (16 hour) - 40dB (0700 to 2300 hours); Bedrooms: LAFmax - 45dB (2300 to 0700 hours).
  - c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.
- Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future occupiers of the building.

15. Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
- a) Be carried out in accordance with an approved method statement.
  - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

Reason: In order to protect the health and safety of future occupiers and users of the site.

## Other Compliance Conditions

16. The screen fence on the northwest boundary of the site shall be retained and maintained.

Reason: In the interests of the amenities of occupiers of adjoining property.

## Attention is Drawn to the Following Directives:

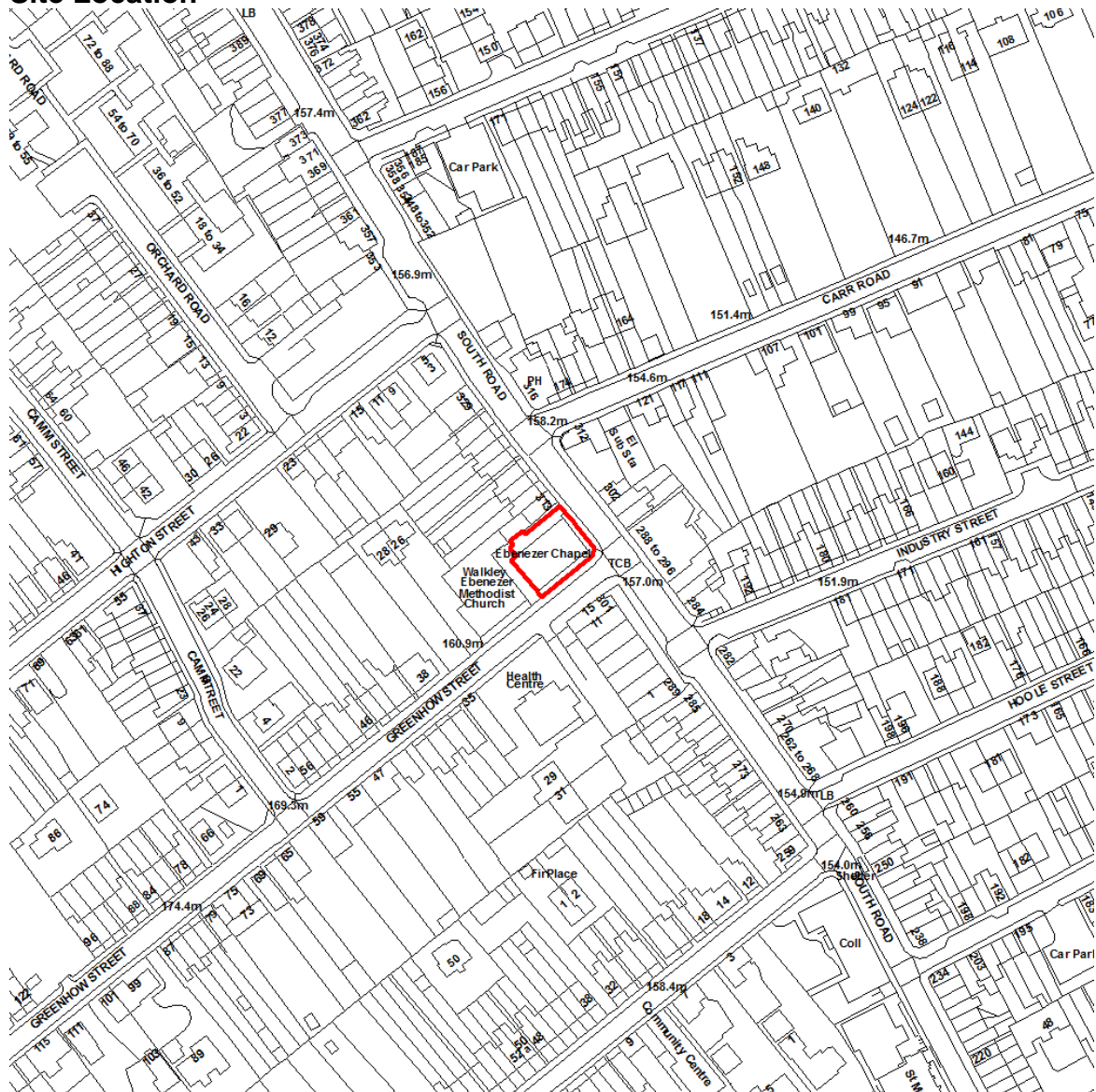
1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process, or a draft Liability Notice will be sent if the liable parties have not been assumed using Form 1: Assumption of Liability.
3. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website here:

<http://www.sheffield.gov.uk/home/roads-pavements/Address-management>

For further help and advice please ring 0114 2736127 or email [snn@sheffield.gov.uk](mailto:snn@sheffield.gov.uk).

Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

## Site Location



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## INTRODUCTION

This is a joint report relating to the applications for planning permission and listed building consent under application nos. 17/05212/FUL and 17/05213/LBC.

## LOCATION

This building, known as Ebenezer Chapel, is located on the corner of South Road and Greenhow Street in Walkley.

The Ebenezer Chapel building is currently vacant, the ground floor of the building having last been used for student living accommodation.

The building is two-storey, stone faced with a slated ridged roof. Its primary frontage faces onto South Road. Its ground floor level is slightly raised above the South Road frontage. The building is sited close to the road frontages behind stone boundary walls and has a narrow yard on its northwestern side. The building is a grade 2 listed building.

The site adjoins another building (not listed) which is now used as the Methodist church which is a separate building situated off Greenhow Street to the rear of Ebenezer Chapel.

On the South Road frontage the site adjoins the end house in a row of terraced residential properties.

The buildings opposite the site on South Road and this part of Greenhow Street are mainly commercial premises forming part of the local shopping centre.

Beyond these commercial and institutional buildings the surrounding area is generally residential in character.

## PROPOSAL

This application seeks full planning permission for various alterations and use of the building as eight apartments.

The proposed alterations comprise:

- removal of internal partition walls, doors and ceilings comprising the existing student living accommodation on the ground floor of the building;
- removal of the organ, pulpit and partial removal of the first floor balcony;
- reinstatement of the original main entrance, lobby and route up to the first floor;
- installation of mezzanine floors in part of the first floor conversion;
- insertion of new services;
- insertion of new party walls and floors;
- access improvements and erection of new external stepped ramp.

The applicant has stated that the existing telecommunications equipment on the building will be removed as part of the proposals.

In support of this application, the applicant has submitted various documents including a Planning Statement, Heritage Statements, a Design and Access Statement, a Structural Assessment, a Transport Statement, and a Sales History.

The applicant has also subsequently submitted a Heritage Considerations Summary Note and a Structural Assessment letter relating to the gallery removal.

## RELEVANT PLANNING HISTORY

This building was first added to the list of buildings of special architectural and historic interest in 1986.

In 1988 planning permission was refused, and subsequently dismissed on appeal, for alterations to church to form 8 self-contained flats for reasons of the complete alteration of the interior and lack of parking (application no. 88/0616P refers).

In 1990 planning permission and listed building consent was granted for use of building for Class B1 purposes (office and light industry) and provision of car parking accommodation. Whilst it was noted that there were possible parking problems the proposed sympathetic conversion was seen as a positive way of retaining the building (application nos. 89/1248P and 89/1366P refer).

In 1995 planning permission and listed building consent was granted for alterations to church for use as student accommodation. The officer report noted that at the time of this application the building had been vacant for many years and was beginning to show signs of dereliction. The proposal involved sub-division of the ground floor to accommodate 11 students with communal kitchen and common room with no on-site car parking provision. The ground floor fixed seating was to be removed whilst retaining the main features of the interior including the pulpit, organ and balcony (application nos. 95/0239P and 95/0244P refer). This permission was subsequently implemented.

In 2005 planning permission and listed building consent was refused for the installation of a 6.5 metre high flagpole antenna, 200mm diameter dish and radio housing equipment for reasons of they would be incongruous features detrimental to the special character and appearance of a grade 2 listed building and prominent and obtrusive features in the streetscene (application ns. 05/02319/FUL and 05/02326/LBC refer).

In 2005 planning permission and listed building consent was granted for erection of two wide band antennas to chimney and associated equipment cabinets (application nos. 05/02427/FUL and 05/02430/LBC refer).

## SUMMARY OF REPRESENTATIONS

This application has been publicised by display of site notices, newspaper advert, and by notification letters to adjacent occupants.

4 representations have been received, 2 in support and 2 described as neutral by the person making the representations. The following matters were raised.

In support:

- would be great to see this dilapidated building brought back to its former glory;
- if this landmark building were renovated and refurbished it would serve to enhance the street scene, any scheme that will retain an important landmark should be supported.

Neutral comments (neither objecting or supporting):



- it would be good to see this building renovated and deal with what has become an eyesore, will be great advantage to have this building returned to some of its former glory;
- concerns regarding the increased pressure on car parking, will mean more cars, area already under extreme pressure eight new apartments would lead to a potential 16 or more additional cars looking for parking in neighbouring streets taking up 80m or more of kerb length, already finding it difficult to park within a reasonable distance of homes;
- developers should address parking issue;
- developer should look at viability of creating parking in the sub-floor space with access from Greenhow Street, use a car turntable to ensure manoeuvrability and maximise parking.

Historic England has advised:

- Historic England is supportive in principle of the conversion of the former chapel to residential accommodation, recognise the vision to invest in the building to repair and restore it;
- understand the sales history and the condition of the building Is deteriorating and damage to the decorative plasterwork ceiling;
- recognise it is imperative to find a viable use to secure long term future;
- the proposals for the interior would have a considerable impact on its significance as a listed chapel;
- internal fixtures and fittings: acknowledge difficulties in trying to find alternative use due to intactness of interior, removal of gallery, pulpit and organ would cause considerable harm to the illustrative value of the building as an example of a nineteenth-century Methodist chapel, the overall harm has been mitigated to an extent through the retention of the existing entrance lobby, staircases and a section of the gallery structure, disappointed to note removal of the organ, prefer to incorporate the organ into the scheme, alternatively options to re-house the organ elsewhere should be considered;
- internal subdivision: internal double height space largely removed but the design has attempted to retain some appreciation of the original height of the main worship space through use of mezzanine levels within the individual apartments;
- combined effect of the losses and subdivision would cause considerable harm to the significance of the listed building;
- in terms of overall impact agree with the conclusions of the Heritage Statement that the proposals would cause a range of impacts from moderate beneficial to large adverse;
- the chapel has been vacant for 10 years and the proposals would provide for repair and improvement of much of the historic fabric, taking into account these enhancements reduces the overall impact on the listed building, acknowledge that harmful development may sometimes be justified in the interest of realising the optimum viable use of an asset notwithstanding the loss of significance caused provided the harm is minimised;
- paragraph 132 of the NPPF requires any harm to designated assets to have a clear and convincing justification, in determining this application Historic England recommend the local planning authority is satisfied that the proposals

are justified to ensure a viable use for the listed building, the harm identified above should be weighed against the public benefits of the scheme in accordance with paragraph 134 of the NPPF, this weighing exercise should give considerable weight to the conservation of the listed building as required by section 16 of the Planning (Listed Buildings and Conservation Areas) act 1990;

Historic England recommendation:

- concerns regarding the application on heritage grounds, the issues and safeguards outlined need to be addressed to meet paragraphs 132 and 134 of the NPPF;
- in determining this application bear in mind the statutory duty of section 16(2) 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;
- take these representations into account in determining the application.

The Ancient Monuments Society has commented:

- this is a really difficult case, in ordinary circumstances the presumption lies with finding a new preferably auditorial use which retains the principle elements;
- hard to disagree that now at the point in the life of this building where such a use is unlikely to materialise;
- probably the best last hope for the building;
- urge that the organ, pipes and case be registered with The British Institute of Organ Studies (BIOS) which operates a service under which disused organs are offered for reuse elsewhere;
- urge the pulpit be offered into the architectural salvage market and is not destroyed;
- as a lay observation where galleries are entrenched into the inner face of the shell they act as a quasi-ring beam.

Sheffield Conservation Advisory Group:

- The group considered that the submitted design was inappropriate. The Group did not support the principle of the removal of the former Chapel interior. The Group felt that a design including the retention of the gallery and the organ could be acceptable.

## PLANNING ASSESSMENT

### Policy Issues

The Sheffield Local Plan includes the Core Strategy and the saved policies and proposals map of the Unitary Development Plan (UDP). The UDP Proposals Map identifies the site as being within a Housing Area where housing, which includes apartments, is a preferred use in principle (UDP Policy H10 refers).

## Impact on the Visual Amenities of the Locality

The UDP Proposals Map identifies the site as being within the Carr Road Area of Special Character.

UDP Policies BE15, BE17 and BE18 include seeking to ensure that the character and appearance of Areas of Special Character is not harmed.

UDP Policy H14 relating to conditions on development in housing areas also includes matters of design. UDP Policy BE5 seeks good design in new developments and Core Strategy Policy CS74 relating to design principles also expects high quality development respecting distinctive features and heritage including townscape and landscape character.

The proposal retains and re-uses this currently vacant building. It is considered that the proposed external alterations and use would not harm the visual appearance of the streetscene or this Area of Special Character.

## Impact on the Listed Building

The representations made by Historic England, the Ancient Monuments Society and Sheffield conservation Advisory Group have been considered and taken into account in the assessment of this proposal.

The building on this site is a grade 2 listed building. The original main entrance doors opened into a lobby with two stairs at either side to access the first floor balcony (referred to in the listing description as a gallery) which is supported by columns. Originally this led to the double height void with a moulded ceiling. This void was surrounded by the first floor balcony. At the end of the building is a panelled pulpit with an organ above. The ground floor pews were removed under the 1995 permissions. The portioning of the building under the 1995 permissions included provision of a perspex ceiling across the underside of the balconies. Access to the balconies can still be gained via the retained staircases.

The building has been vacant for some time and is suffering from a significant lack of maintenance, water ingress in places, and significant damage to the interior including the balcony and the organ as a result of pigeons gaining access through broken windows and the accumulation of droppings.

The applicant has stated that the external stonework is weathered but complete and that the roof appears to be in poor condition. The original windows, including stained glass windows, still exist although a large proportion at first floor are broken and boarded up with several of the original hoppers missing.

UDP Policies BE15 and BE19 seek to preserve the special interest, character and appearance of listed buildings and their setting.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a requirement 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.

The Government's planning policy guidance on historic buildings, and other matters, is contained in the National Planning Policy Framework (NPPF).

The NPPF includes that when considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation (paragraphs 128 to 132, NPPF).

The applicant's submissions have described the significance of this listed building noting that it is of high aesthetic significance, a fine example of its type with a high level of intactness, constituting a local landmark.

In assessing the applicant's proposals, it is noted that the proposal requires the horizontal subdivision of the interior of the building and that it retains the front lobby, the two front staircases and the exterior significant elements. The remnants of the telecommunications equipment previously installed on the building are to be removed. Also noted is the removal of the pulpit, organ and balcony.

The horizontal subdivision has previously been accepted in part under the 1995 permissions. The proposed use of the upper floor levels has, by incorporating mezzanines kept a significant element of the upper floor void internally against the southwest and northwest elevations and the existing large upper floor windows. The external repairs to the glazing and rainwater goods will have a beneficial impact.

The removal of the gallery will have a harmful effect on the significance of the listed building. To mitigate this, the applicant proposes documenting and photographic recording prior to the proposed works and providing interpretive material in or near the site.

The removal of the organ will have a harmful effect on the significance of the listed building. In mitigation the applicant is proposing that the organ can be salvaged, stored and re-used by specialists in the re-use of church organs, as well as photographic recording prior to the proposed works.

The removal of the pulpit will have a harmful effect on the significance of the listed building. In mitigation the applicant is proposing documenting and photographic recording prior to the proposed works, providing interpretive material in or near the site, and placing the removed material with an architectural salvage business for re-use.

A condition is recommended to secure the proposed mitigation measures and ensure that the organ and pulpit are placed with the appropriate salvage specialists.

The removal of the remnants of the telecommunications equipment will have a positive impact on this heritage asset.

It is considered that this proposal although removing some features causes less than substantial harm on the significance of this listed building. This harm is outweighed by the benefit of bringing the building back into a viable use.

## Alternatives

The applicant's summary of the sales history of the building shows that it was sold at auction in 2003, failed to sell at auction in July 2007, was sold at auction in November 2007 failed to sell at auction in 2010, sold at auction in 2014 and failed to sell at four auctions in 2016/7 over which time no apparent effective repairs or maintenance of the building took place.

The applicant has stated that they have owned the building since early 2017 and have investigated various options to secure the building's long term future and conserve its high aesthetic significance.

The previous conversion of the building into student accommodation was not viable and did not generate the funds required to successfully maintain the building.

Alternative options investigated by the applicant include:

A: development of the ground floor only to create 7 small studio apartments whilst retaining the staircases, gallery, and organ;

B: development of ground and first floor levels creating 16 units, removing staircases and gallery, whilst retaining the organ;

C: development of ground and first floor levels, conversion of roofspace to creating 20 units, removing staircases and gallery, whilst retaining the exterior of the organ;

D: as 'B' above creating larger but fewer units and retaining staircase and entrance (ie the basis of the current submitted proposal);

E: utilising ground and first floor, retaining stairs and gallery and exterior of the organ creating 11 units.

The applicant's development appraisal states that schemes A and E fail to achieve a profit, and the profit return on schemes B to D is less than 15% which given the nature of the building and potential for additional unseen costs is, in the applicant's terms, extremely tight. The applicant concludes that the only schemes that are financially viable require the use of the middle floor and thus the removal of the gallery or the bulk of it.

In assessing this proposal, considerable weight is given to the harm that would be caused to this listed building by the proposed works. It is also considered that the justification for the harm caused by the proposed works is clear and convincing and significant weight is given to the benefit that the proposed works would bring including securing the long term future of this visually prominent listed building which positively contributes to the character and distinctiveness of the locality. On balance, it is concluded that the proposed works are justified and the proposal therefore accords with paragraphs 128 to 134 of the NPPF.

## Highway and Transportation Issues

UDP Policy H14 relating to conditions on development in housing areas including matters of highway safety.

The site is sustainable location close to high frequency bus routes and local facilities.

The Ebenezer Chapel building covers most of the site area. The small yard on the site is elevated above South Road and consequently there is no opportunity for on-site provision of car parking. 8 cycle parking spaces are proposed.

There are existing on-street parking restrictions on the lower part of Greenhow Street alongside and opposite the site. There are peak hour parking and waiting restrictions on South Road alongside the site and opposite the site. Beyond these restrictions on street parking occurs on South Road and Greenhow Street and in the immediate locality.

Whilst the proposed use will generate pedestrian and vehicular movements to and from the site, the site is well located for using public transport and any resultant demand for car parking would be dispersed within the surrounding streets. The demand for parking as a result of this proposal would not be so significantly greater compared to previous use of the building.

It is considered that whilst the proposal would create a demand for on-street car parking, such parking would not have a significant impact on highway safety in the locality.

#### Effect on the Amenities of Residents and Occupiers in the Locality

UDP Policy H14 relating to conditions on development in housing areas also includes matters of amenity.

There are residential, institutional and commercial properties adjacent to and close to the site.

The existing building has ground and upper floor windows on each of its external elevations. The existing partitioning of the building has living accommodation on the ground floor utilising the ground floor windows for daylighting. There is currently no living accommodation on the upper floor of the building.

The proposed layout provides 3 apartments on the ground floor and 5 apartments on an upper floor which also include a mezzanine level. The proposed layout again utilises the existing windows to provide daylight to the proposed apartments. The side elevation facing northwest has 12 windows of which 4 on the ground floor and 5 on the first floor would provide daylighting to bedrooms and living areas (the other 3 windows being to stair and landing areas).

The side gable of the adjacent dwelling at no. 313 South Road includes two single casement windows, one on the ground floor and one to the floor within its roofspace. The impact of the proposed ground floor layout of on no.313 is similar to and not significantly more harmful than the existing layout of the building. Currently a hit and miss screen fence runs alongside this gable and a stone boundary wall runs

alongside the garden of no. 313 on the boundary between the two properties. The windows utilised by the proposed upper floor living habitable rooms are sufficiently offset from the windows on the gable of no. 313 to ensure there would be no significant overlooking of this neighbouring building. A condition is recommended to secure the retention of screen fencing on the northwestern boundary.

Some of the upper floor windows would however overlook the rear gardens of the terraced dwellings at no. 313 and beyond which would result in some loss of privacy to some of these rear garden areas. These upper floors of the proposed conversion comprise a kitchen/dining/living area to apartment 4 and a kitchen/dining/living area and a bedroom to apartment 5, and both these apartments would have a second floor bedroom mezzanine set back from the windows. Internally the proposal would provide satisfactory daylighting and living accommodation for the future occupants and any overlooking from the proposed mezzanine levels is mitigation by them being set back away from the windows. A condition is recommended to secure the provision of obscure glazing or equivalent to the lower part of the windows to apartments 4 and 5 up to a height of 1.7 metres above the internal floor level of the apartment to ensure the potential for significant overlooking of adjacent rear gardens from the first floor level of the proposed conversion is appropriately mitigated.

It is considered that the proposal would provide satisfactory living accommodation for the future occupants of the building. There would be sufficient separation between the proposal and remaining properties in the immediate locality to ensure that there would be no significant harm to the occupants of these properties subject to appropriate conditions to mitigate potential overlooking.

#### Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is applicable to this development. The site lies within CIL Zone 3 where the contribution is £30 per sq m. The funds generated through CIL will be used in connection with strategic infrastructure needs.

#### SUMMARY

The UDP Proposals Map identifies the site as being within a Housing Area where housing, which includes apartments, is a preferred use in principle (UDP Policy H10 refers).

Whilst the proposed use will generate pedestrian and vehicular movements to and from the site, the site is well located for using public transport and any resultant demand for car parking would be dispersed within the surrounding streets. The demand for parking as a result of this proposal would not be so significantly greater compared to previous use of the building.

It is considered that whilst the proposal would create a demand for on-street car parking, such parking would not have a significant impact on highway safety in the locality.

It is considered that, subject to a condition to retain the provision of screen fencing on the northwestern boundary and the provision obscure glazing or equivalent to the

lower part of the windows to apartments 4 and 5 up to a height of 1.7 metres above the internal floor level of the apartment, there would be sufficient separation between the proposal and properties in the immediate locality to ensure that there would be no significant harm to the occupants of these properties.

The proposal retains and re-uses this currently vacant building. It is considered that the proposed external alterations and use would not harm the visual appearance of the streetscene or the Carr Road Area of Special Character.

The proposed removal of the gallery, pulpit and organ will have a harmful effect on the significance of this listed building. It is considered that this proposal, although involving removing these features, causes less than substantial harm on the significance of this listed building. This harm is outweighed by the benefit of bringing the building back into a viable use.

The proposal complies with UDP Policies H10, H14, BE5, BE15 to BE19, Core Strategy Policy CS74 and the Government's planning policy guidance contained in the NPPF.

#### RECOMMENDATION

It is recommended that planning permission and listed building consent is granted subject to conditions.





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