

Planning Officer's Report - LDCA JULY 2024

APPLICATION	2024/19 – Proposed Extension to St. Swithin's Chapel and Part Two of The Bishop's Vestry, St Paul's Cathedral
PERMISSION SOUGHT	Full Permission
REGISTERED	13 June 2024
APPLICANT	Diocese of St Helena, C/o Bishop Dale Bowers
PARCEL	SCOT0514
LOCALITY	St. Pauls Cathedral
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Existing Cathedral & Cemetery
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 13 June 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 June 2024
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

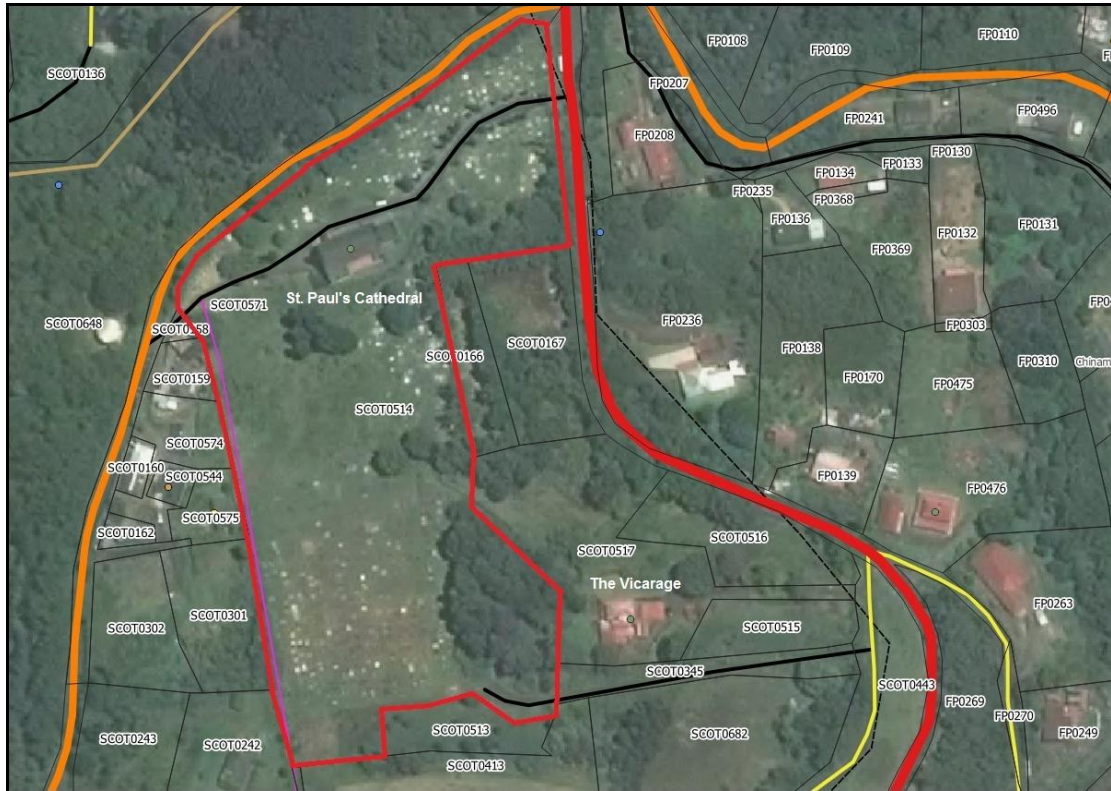
1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located within the mixed use area of St. Pauls, where it is designated within the Green Heartland Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to demolish the existing roof and wall to St. Swithin's Chapel and Part Two of the Bishop's Vestry, which forms an extension to St. Paul's Cathedral on its southern side. The proposal seeks to construct a larger chapel and vestry area with new external wall and mono-pitched roof to form an enlarged St. Swithin's Chapel and Part Two of the Bishop's Vestry appended to the back of St. Paul's Cathedral. The proposed development will also resolve the need for urgent/necessary repair work to fix leaking issues.

The extension will include increasing the floor space and lifting of the roof of St. Swithin's Chapel and "Part Two" of the Bishop's Vestry to align the roof with the Choir Vestry. The total additional floor space created is 18.1 meters squared, which is an approximate increase of 45% to the original floor space. The number of windows and the style will remain as per the original, as they will be reused. The existing wall at the back of the Bishop's Vestry will be demolished for the "part two" room to be extended. The existing concrete slab will also have to be raised to align with the finished floor level. No excavation is required for the proposed extension.

Materials to be used to construct the extensions will be; concrete blockwork, render and two coats of paint to finish. Corrugated roof sheets will be used to suit the existing profile (grey in colour) will be used.

The purpose of the extension to St. Swithin's Chapel, is to provide facilities and a separate space for the youth members of the Church, away from the main Eucharistic service. The reason for this, is that there are few children attending church currently and the intention is to provide ministry that is appropriate for children by operating Sunday School and Junior Church.

The proposed extension will also serve as an area for families, for cell group ministry and Bible study, as well as meetings and Christian fellowship after church services. The proposed extensions will result in a total floor area of 53 meters squared approximately.

Diagram 2: Boundary Map / Satellite Image



Diagram 2: Image Showing Existing Elevation



Diagram 3: Existing Plan Layout

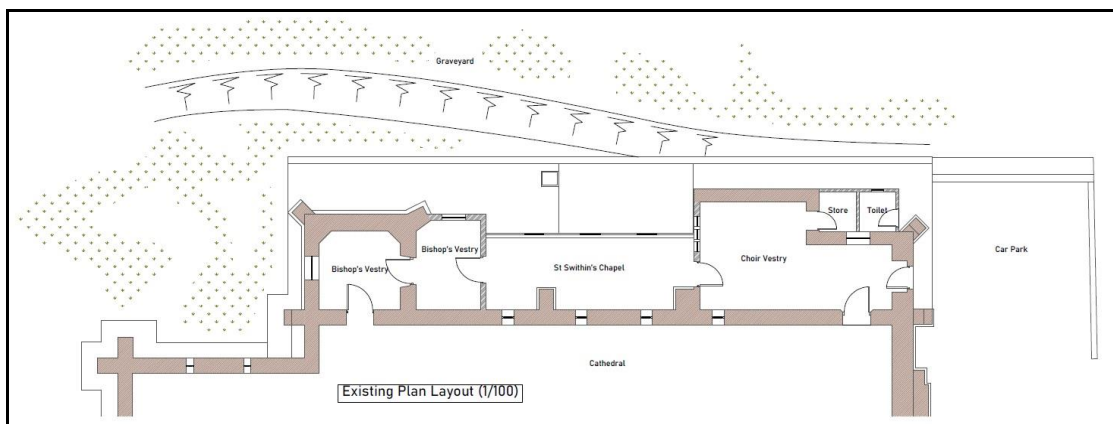


Diagram 4: Proposed Plan Layouts

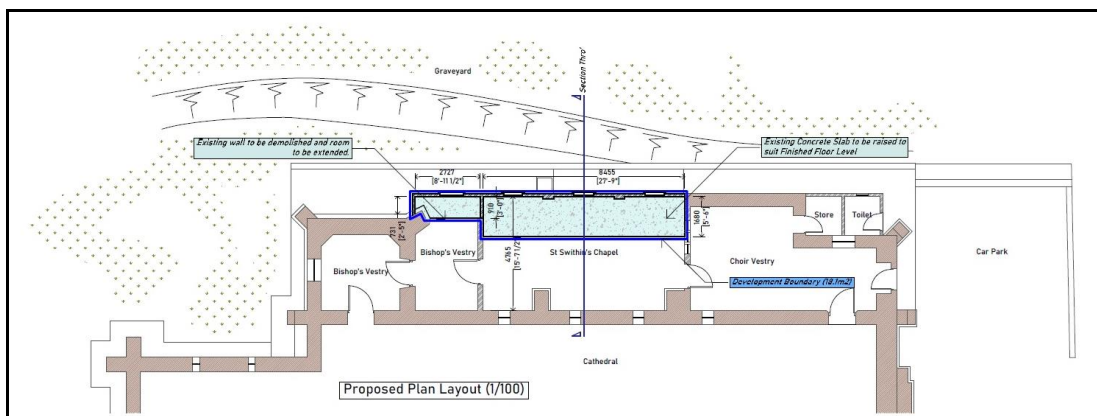


Diagram 5: Existing Rear Elevation

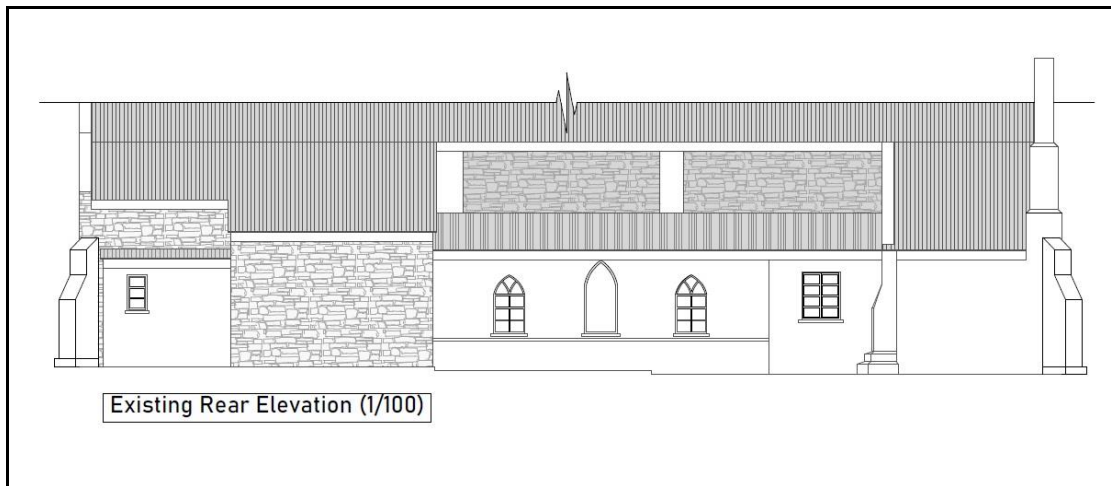


Diagram 6: Proposed Rear Elevation

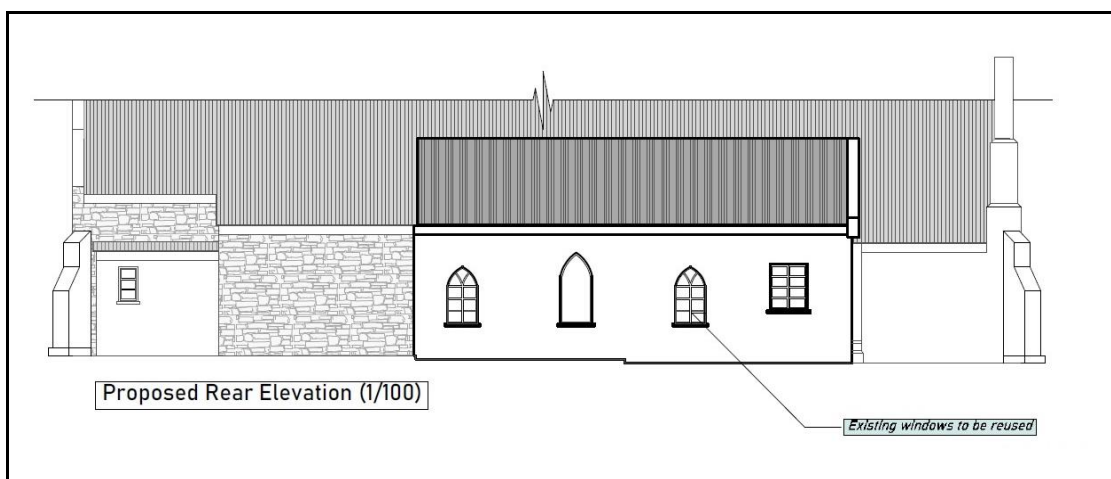
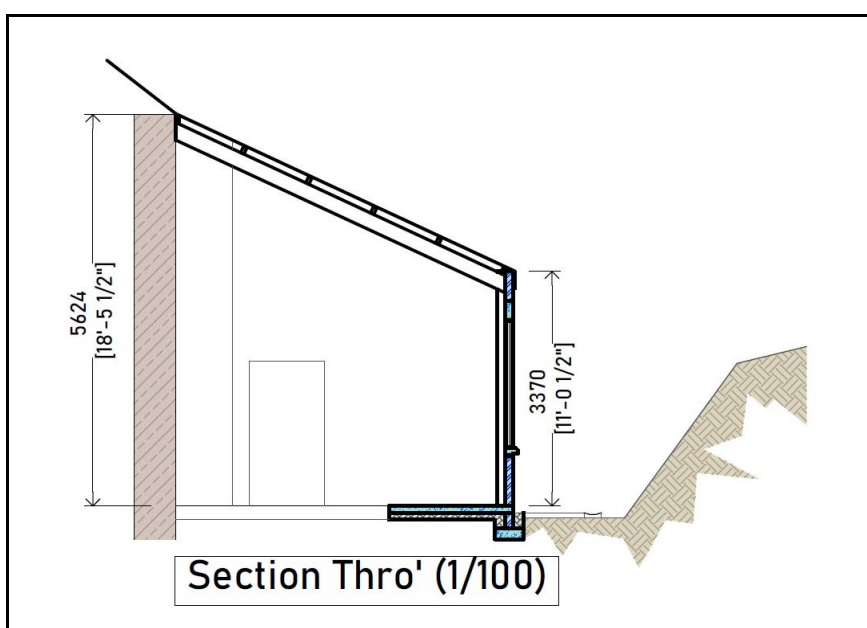


Diagram 6: Section Thro'



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any members of the public.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Green Heartland Zone: Policies GH1
- Built Heritage BH1, BH2
- Water: Policy W2
- Sewage, Storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport Policies: RT1 (c and d), RT3 and RT7

OFFICER'S ASSESSMENT

The proposed development is for extensions and renovations to St. Swithin's Chapel and Part Two of the Bishop's Vestry, which forms an extension to St Paul's Cathedral. It is a direct concern with a Grade I Listed Building, St. Paul's Cathedral, as it is attached to the rear (south) of the Cathedral. Although St. Swithin's is joined on to St. Paul's, it is not a part of the original building but is a discreet infill that fits between the extended Bishop's Vestry and the Choir Vestry.

The applicant's development proposal for an extension and renovations to St. Swithin's Chapel offers some beneficial aspects to the building as an existing extension to St. Paul's Cathedral, such as; the uniformed alignment of the roof and the rear external wall both being aligned with that of the Choir Vestry, creating logical extended lines from an original part of the design of St. Paul's Cathedral. The number and style of windows will be reused and the roof design will be mono-pitched and in keeping with that of the Choir Vestry.

The suggested extensions does not protrude any further than that of the original Choir Vestry's external wall and the roof height is in keeping with that of the apex of the Choir Vestry. This means that the extension of St. Swithin's and Part Two of the Bishop's Vestry still remains within the envelope of the original building design, hence, minimizing visibility of the extensions from the sides and front of St. Paul's Cathedral.

The applicant submitted a written statement to promote the reasoning for the proposed extension and renovations, as mentioned previously. The reasoning is a fair statement and the proposal is a well-considered approach to a Grade I listed building. The extension to St. Swithin's and Part Two of the Bishop's Vestry is considered to be coherent within itself, where the design and appearance of the building is well-proportioned and better aligned, in an effort to minimise the visual impact within the setting of St. Paul's Cathedral. The extension is directly concerned

with the purpose and functionality of the development and therefore it can be considered to be fit for purpose and considerate to the existing, original building.

The proposal seeks to increase the number of parishioners, particularly children, who can attend church activities. It is not considered that this would result in any significant rise in the need for parking facilities or congestion on surrounding roads as such activities will be staggered and the scheme is for only 18.1 meters squared additional floor space which is small relative to the overall size of St Paul's Cathedral.

It is concluded that the proposal would not result in any harm to the fabric or integrity of the Grade I Listed Building nor result in any significant harm to other issues of acknowledged planning concern including in relation to impact on residential amenities or traffic/road congestion.