

**Application Number**

P/2012/0747

**Site Address**

St Marys Church  
Methodist Church  
Milton Street  
Brixham  
Uk  
TQ5 0BX

**Case Officer**

Mr Scott Jones

**Ward**

St Marys With Summercombe

**Description**

Partial demolition to the rear of church and rear of hall

**Executive Summary/Key Outcomes**

The proposal seeks consent for the partial removal of the rear third (approx) of each of the two buildings on the site, along with the removal of the ancillary interconnecting rear link.

With consideration of the location and extent of the demolition that is sought the implications upon the character or appearance of the Higher Brixham Conservation Area are negligible. The proposal is therefore considered acceptable on planning merit.

**Recommendation**

Approval: Subject to suitable comments from the Council's Conservation and Design Team following the receipt of the Statement of Heritage Significance.

**Site Details**

The site is a small urban plot approximately 21.5 metres wide by 16.25 metres deep that is set on the south-eastern side of Milton Street and sits slightly above road level. The plot presently holds two redundant buildings that largely cover the expanse of the site, which were formally a church and church hall, sat side-by-side and connected to the rear via an ancillary link. The church building dates from the late 19th Century, takes a gabled form, with stone elevations supplemented by brick detailing and ornate windows to the front elevation. The hall building dates from the early-mid 20th Century, also takes a simple gabled form, with a stone frontage and ornate windows, which give way to rendered side and rear elevations and simpler window forms. Both buildings are set behind a natural stone wall adjacent to the footway.

In regard to context the plot abuts residential plots to each of its three private borders, and in regard to planning designation the site sits on the edge of the Higher Brixham Conservation Area.

**Detailed Proposals**

The proposal seeks to remove the rear third (approx) of each building along with the ancillary link. The demolition is to provide a degree of rear outdoor space between the reconfigured rear building line and the rear border of the plot.

**Summary Of Consultation Responses**

*Conservation & Design Team* - The proposal to demolish is likely to be considered acceptable, however final formal comment is pending the submission of a Statement of Heritage Significance in order to ensure that the nature, extent and importance of the heritage asset is fully understood.

*Brixham Town Council* - Recommend refusal inline with the minutes of the meeting of the planning committee dated 30th July 2012. In summary it was resolved to recommend refusal on the grounds of (1) concerns over the stability of the properties adjoining and adjacent, (2) insufficient parking, (3) highway safety regarding exiting the site, and (4) overlooking.

### **Summary Of Representations**

A number of representations have been submitted. These have been reproduced on Page B200. Points pertaining to the Conservation Area Consent are summarised below:

- Buildings should be kept as original as possible
- Concern over land instability linked to the level of excavation required
- Impact on neighbours through the demolition and build process.

### **Relevant Planning History**

None.

### **Key Issues/Material Considerations**

The key consideration is in regard to the impact of the demolition on the character and appearance of the Higher Brixham Conservation Area.

The extent of demolition is considered to be relatively limited and retained to the rear of the plot, largely out of public view. Provided the remodelled rear elevation is appropriately detailed the demolition would not harm the character or appearance of the area.

**S106/CIL** - Not applicable to a Conservation Area Consent Application.

### **Conclusions**

The key features of the plot, the prominent front boundary wall and the public face of the buildings, are not affected by the demolition proposed and hence the character and appearance of the area would be maintained. The application is therefore considered inline with policy guidance and acceptable on planning merit.

This is subject to the consideration of the Statement of Heritage Significance.

### **Condition(s)/Reason(s)**

01. The demolition hereby approved shall not take place until full details of the reinstated elevations to each of the buildings have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the detailed appearance of the buildings is acceptable in the context of its position within the Conservation Area and to accord with Policy BE5 of the Saved Adopted Torbay Local Plan 1995 - 2011.

### **Relevant Policies**

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