

10. FULL APPLICATION – TO RE-POINT RATHER THAN RE-RENDER THE EAST AND NORTH WALLS OF THE CHAPEL. TO BUILD A WHEELCHAIR ACCESSIBLE PATHWAY (1200MM WIDE) FROM THE END OF THE EXISTING PAVED PATH IN FRONT OF THE CHAPEL TO THE PROPOSED ACCESSIBLE TOILET FACILITIES IN THE REAR OFFSHOT. TO BUILD A LOW RETAINING WALL BEHIND THE CHAPEL ALONGSIDE THE NEW PATH TO PROTECT THE BACK WALL FOUNDATION (WHICH IS AT A HIGHER LEVEL). FITTING A STOVE, THE FLUE PIPE OF WHICH WOULD PROJECT THROUGH THE CHURCH GABLE (WEST) THEN UP THROUGH THE REAR SLOPE OF THE SCHOOLROOM (AND THEREFORE NOT VISIBLE FROM THE FRONT). THE CREATION OF AN EASILY ACCESSIBLE, COMMUNAL REAR GARDEN. CREATION OF A SMALL CAR PARKING AREA AT THE FRONT LEFT OF THE BUILDING. THIS WOULD INVOLVE MOVING AND WIDENING THE EXISTING GATE POSTS AT EDALE METHODIST CHURCH, BARBER BOOTH, EDALE (NP/HPK/0521/0508 WE)

APPLICANT: TRUSTEES OF EDALE METHODIST CHURCH

Summary

1. This application is for a scheme of works to a Grade II listed Methodist Chapel, and its immediate setting.
2. In accordance with policies DMC7 and the National Planning Policy Framework, the works would cause a small amount of harm to the setting and significance of the listed building; however, the harm would be outweighed by the public benefits of the proposed works.
3. The development would allow the Chapel to become much a more accessible facility by providing a limited number of parking spaces within its curtilage, and providing a more even surface on the pathways surrounding the Chapel. The proposed works also include repair and restorative works to the Chapel which would facilitate its continued use as a community asset, including re-pointing the external walls and providing a heating element to the structure by way of a stove.
4. Any wider impact upon the amenity of local residents in Barber Booth would be neutral.
5. The application is recommended for conditional approval.

Site and Surroundings

6. Edale Methodist Chapel is located within Barber Booth, a small hamlet approximately 1.6km west of Edale proper. It is a Grade II listed chapel originally constructed in 1881. It is a simple two-storey structure built from rubble gritstone with a stone slate roof. To the front of the Chapel is a large lawned churchyard, with the northern section of the yard closest to the chapel reserved for the burial ground.
7. The chapel grounds are contained by a gritstone wall to the south and east, and hedgerows to the west and north. The southern gritstone wall features two access points, the eastern access point is a pedestrian access featuring a metal gate. The western access point is wider cart access comprised of two metal gates.
8. Wider access to the site is constrained. There is currently no parking provision for the chapel, and visitors typically park on the lay-by on the unnamed road connecting Barber Booth to Edale, and walk the approximate 100m uphill on the unadopted road (and public right of way) to the chapel.
9. The area is predominantly residential, with several properties using the unadopted road shared by the chapel to access their properties.

10. The development site falls within the Edale conservation area.

Proposal

11. This application is seeking consent for works to both the chapel and its immediate setting. These works consist of:

- Re-point rather than re-render the East and North walls of the chapel;
- Construction of wheelchair accessible pathway from end of existing paved path to the proposed accessible toilet facilities to the rear of the chapel;
- Installation of stove with associated flue projecting through church gable then up through the rear slope of the schoolroom;
- Creation of a communal rear garden; and
- Relocaiton of existing gateway through gritstone wall and creation of small carparking area.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **3 year implementation time limit.**
2. **Adopt submitted plans**
3. **Prior to commencement of work to the gritstone wall, a Method Statement for the creation of a new access shall be submitted and approved to the LPA. The development shall then be carried out in accordance with the approved details.**
4. **Prior to commencement of works to the gritstone wall, a scheme of protection measures to ensure the burial plot and headstones are not impacted by the proposed carparking area to be submitted and approved by the LPA. The development shall then be carried out in accordance with the approved details.**
5. **At commencement of works, space shall be provided for storage of plant in accordance with designed to be submitted to LPA. The development shall then be carried out in accordance with the approved details.**
6. **New access to be formed in accordance with approved plans, laid out, constructed and maintained in perpetuity free from any impediment.**
7. **The entire site frontage shall be cleared, and maintained thereafter, clear of any obstruction exceeding 1m in height in order to maximise visibility available to drivers emerging from access.**
8. **The proposed area within the curtilage of the application site shall be used for the parking, turning, loading and unloading of vehiculars clear of the fronting road and shall be maintained free of any impediment to its designated use.**
9. **The re-pointing of the western and northern elevations of the Chapel shall be carried out in accordance with the Method Statement received by the**

authority on 26/04/2022.

10. **Notwithstanding what is shown on the approved plans, this application does not grant consent for the air source heat pump as shown on 0115-02/9D.**
11. **Notwithstanding what is shown on the approved plans, the pathway from the pedestrian gate to the Chapel door shall be surfaced in Breedon Wayfarer following the specification received by the authority on 14th March 2022.**
12. **Archaeology conditions setting out a requirement for a watching brief to be agreed.**

Key Issues

12. The key planning issues relating to the development are:

- Principle of development
- Impact on significance and setting of Edale Methodist Chapel and Edale conservation area
- Residential amenity and parking requirement

History

13. The development site has the following relevant planning history:

- NP/HPK/0817/0894 - Conversion of an existing rear offshot into a wheelchair accessible toilet which requires the installation of a new external door – Approved conditionally November 2017.
- NP/NMA/1220/1174 – 1. Moving the external door from the inner to the outer corner of the offshot's left elevation. 2. Re-pointing the offshoot walls rather than re-rendering – Amendments accepted 5th January 2021.

14. During the course of the 2021 NMA, PDNPA Office's advised that removal of the render on the Chapel itself, in addition to the installation of a boiler flue, would require a separate full planning application.

Consultations

15. Edale Parish Council – Support the application.

16. Derbyshire County Council Highways Authority – No objection subject to three recommended conditions.

17. Peak District National Park Authority Archaeology – Awaiting final comments and views on conditions

18. Peak District National Park Authority Built Environment – Support

Representations

19. There were 29 representation letters received during the course of the application. 16 representations supported the proposal, with 1 letter offering a general comment which resolved to note that they wished for the proposal to be approved. There were 12 objection letters which raised the following issues:

- Impact of the proposed carparking element to nearby residents;
- Loss of greenspace/despoiling a green space;

- Increased vehicles movements on unadopted road;
- Concern that the proposed carparking area will be used by other users (outside of Chapel use);
- Impact on significance and setting of listed building and wall;
- Increased flood risk;
- No proven need for carparking.

Main Policies

20. Relevant Core Strategy policies: GPS1, GSP2, GSP3, L1, L3, HC4, CC1

21. Relevant Local Plan policies: DMC3, DMC5, DMC7, DMC8, DMT7

National Planning Policy Framework (NPPF)

22. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.

23. The National Planning Policy Framework (NPPF) has been revised (2021). This replaces the previous document (2019) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

24. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

25. Section 16 of the NPPF sets out guidance for conserving the historic environment.

26. Paragraph 199, states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

27. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefit of the proposal, including where appropriate, securing its optimum viable use.

Main Development Plan Policies

Core Strategy

28. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.

29. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
30. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
31. L3 – *Cultural heritage assets of archaeological, architectural, artistic or historic significance*. States that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their setting.
32. HC4 – *Provision and retention of community services and facilities*. The provision or improvement of community facilities and services will be encouraged within settlements, or on their edges if no suitable site is available within. Proposals must demonstrate evidence of community need.
33. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

34. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
35. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
36. DMC7 – *Listed buildings*. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with DMC5 and clearly demonstrate:
 - i) How their setting will be preserved; and
 - ii) Why the proposed development and related works are desirable or necessary.

Development will not be permitted if the applicant fails to provide adequate and accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting.

37. DMC8 – *Conservation area*. Applications for development in a Conservation Area should assess and clearly demonstrate how the character or appearance and significance of the conservation area will be preserved or enhanced.
38. DMT7 – *Visitor parking*. New or enlarged car parks will not be permitted unless a clear, demonstrable need, delivering local benefit can be shown. Where new or additional off-street visitor parking is permitted, an equivalent removal of on-street parking will usually be required.

Assessment

Background and Principle of Development

39. The works proposed within this application form part of a wider scope of works aiming to increase the accessibility to the Chapel, reducing issues caused by moisture retention within the structure, and improving the overall heat retention of building. Previously consented proposals include the conversion of an offshoot of the Chapel into an accessible toilet, and the creation of pathway to the WC. Much of the proposed works are internal, and as a result of the Chapel benefitting from ecclesiastical exemption are not part of this planning application. As a result, this application is seeking planning consent for the following alterations to the Chapel:
- Installation of an ecogrid system and creation of informal carparking area for 5/6 vehicles to the front of the property;
 - Alteration and relocation to the vehicular access on the gritstone wall to the front of the property to facilitate carparking access;
 - Resurfacing pathway from pedestrian access to Chapel
 - Re-pointing, as opposed to re-rendering, to the east and north elevation of the Chapel;
 - Installation of flue on northern slope of Schoolroom roof;
 - Creation of a community garden to the rear of the Chapel.
40. The proposed works are to facilitate the ongoing use of the Chapel as both a place of worship, but also a community centre for various secular activities. As such, the development site is considered to be a 'community facility' for the purposes of policy HC4, which states that the improvement to such facilities will be encouraged on the edge of named settlements.
41. The proposal seeks several minor alterations to the Grade II listed structure, including the re-pointing of the external walls and the installation of a stove flue on the northern slope of "schoolroom" section of the structure. As noted, the Chapel benefits from ecclesiastical exemption, and as such, these proposals can only be considered in the context of the impact on the significance and setting of the listed Chapel, and the wider Edale conservation area.
42. Larger aspects of the application include the proposed carparking area to the front of the Chapel, and the relocation and widening of the existing cart opening to facilitate access to the carparking area. To the rear of the Chapel, the application is proposing the creation of a community garden featuring furniture and raised planters.
43. The proposed works have the potential to impact the setting and significance of the listed structure and the wider Edale conservation area. As such, the proposal should be determined against policies L3, DMC5, DMC7, and DMC8, in addition to the relevant paragraphs of the National Planning Policy Framework. Any identified harm to the heritage assets will need to be appropriately weighed against the public benefits arising as a result of the proposal. Consideration will need to be given to any potential archaeological deposits on site.
44. As the proposal includes new off-street visit parking, the proposal will also be considered against policy DMT7 requiring the applicant to demonstrate the required need for new visitor carparking.

Impact on significance and setting of identified heritage assets

45. The development site is a grade II listed building within the Barber Booth sub-area of the wider Edale conservation area. As such, the proposal should consider the impact on both the significance and setting of the Chapel itself, in addition to the role it plays

within the wider conservation area.

46. Policies DMC5, DMC7 and DMC8 require applications affecting identified heritage assets to provide proportionate information to adequately assess the impact of the proposed development on the significance and setting on the identified heritage assets. This application is supported by a Heritage Statement that provides an extensive history on the Chapel and the role it plays within the wider locality, in addition to the author's interpretation on the evidential, historic, aesthetic and communal value of the building. The author determined that the evidential value was moderate to high, the historic value moderate, the communal value moderate, and the aesthetic value moderate. This interpretation is helpful in understanding the Chapel's context though it should not be misinterpreted as the buildings overall quality. The baseline for understanding the proposed development's impact on the Chapel is the impact on the asset's overall significance and setting.
47. One of the proposed alterations to the Chapel includes the re-pointing of the east and northern walls, as opposed to re-rendering. At present, the eastern elevation features a cement based render, whilst the northern elevation has exposed masonry as a result of the render being damaged through weathering. It is considered that the re-pointing of the masonry using a lime-based mortar will present an enhancement opportunity to the asset by restoring the original masonry, and providing additional repair through an appropriate lime-based mortar. Historic photographs of the western elevation show the original masonry, so it is understood that the cement render is a recent addition. Removal of render and allowing the masonry to be on display will be an overall enhancement to the Chapel.
48. The application includes the creation of a new path around the Chapel to the previously consented accessible WC and the resurfacing of the existing path from gateway to Chapel entrance. Closest to the Chapel, the pathway will be surfaced in the existing natural stone flags, whilst the other pathways will be surfaced in self-set local brown gravel (Breedon Wayfarer). The existing pathway from the pedestrian gate to the Chapel entrance is a black tarmac, which contrasts the colour palette of the Chapel and surrounding area. As such, the proposed brown gravel will appear as a more appropriate finishing material, and compliment the colour of the masonry and headstones. Officer's suggested all paving to be finished in natural stone flags; however, the applicant advised that as the premise of the application is to increase the accessibility to the Chapel, stone flags would be counter productive to this aim, and informed that a self-binding gravel would be a preferred material for elderly and wheelchair dependent visitors. This justification is accepted. The minor impact on the setting of the Chapel is appropriately outweighed by public benefit of increasing accessibility.
49. To facilitate the carparking area, the application is proposing to widen and relocate the existing cart access to allow appropriate turning space and visibility splays. The new opening will utilise the existing gatepost, gates and coping stones, in addition to stone blocks. The boundary wall forms a key setting to the Chapel, so alterations to it have the potential to detract from the overall significance of the asset. Whilst the application states that the materials will be reclaimed, the alteration will still have a harmful effect on both the Chapel and the conservation area; however, this is considered to be minor. As a result, the less than substantial harm to the setting of the Chapel will be outweighed by providing accessible parking to visitors to the Chapel. If approved, a condition will be applied that requires the applicant to provide a Method Statement ensuring that the works are carried out in an appropriate manner.
50. The area reserved for carparking will have an ecogrid system installed to ensure that the grass is not churned by vehicular movements. The ecogrid will be a layer of plastic diamond grids rolled into the surface approximately 3.5cm. The installation will be non-intrusive and not impact below ground archaeological deposits. The grid will allow grass to grow through it, obscuring the plastic meshing. These works are considered to

have a neutral impact on the setting of the listed building and conservation area.

51. Whilst the installation of the grid system will be a minimal alteration to the setting of the Chapel, it will facilitate the creation of an ancillary carpark. As such, there should be some consideration given to the impact of cars using the carpark, and what impact this will have on the Chapel. It should be noted that the carpark would only be small, permitting between 5-6 vehicles at once and when events are not on at the Chapel, the gates will be locked to limit access. As such, it is considered that the carpark will only be in use infrequently during Chapel events. Accordingly, there will be some harm as a result of cars parking on the Chapel foreground; however, this harm will be infrequent and outweighed by the provision of increased accessibility to the Chapel.
52. To the rear of the Chapel, the application is proposing the creation of a retaining wall to facilitate the correct gradient for wheelchair access to the WC. As shown by supporting documents, this work has already commenced so this section of the proposal will be for retrospective consent. The retaining wall will be finished in local stone to match the adjacent dry-stone wall. As such, the impact on the Chapel will be neutral.
53. The proposal is also seeking the creation of a community garden to the rear of the Chapel. At present, the rear of the Chapel is untidy, featuring piles of earthworks from the installation of soakways and pipes. The application is proposing the creation of a small wall built from salvaged stone to rear the pathway to the WC, with the raised ground behind it being formed into the garden. The garden will feature raised plants and garden furniture. The facilitation of the garden will tidy up the rear of the Chapel, and create an enhancement to the Chapel. It will also provide an additional community asset to Barber Booth.
54. Other minor works to the Chapel include the installation of a flue on the northern slope of the Schoolroom roof. By locating the flue on the northern slope, it will not be visible from the street-scene and will not impact the overall setting of the Chapel or conservation area. The installation of the flue will facilitate a stove, which will permit additional heating to the Chapel, and assist in mitigating the impacts of moisture damage. This alteration is considered to have a neutral impact but will provide additional benefits to the Chapel.
55. At the time of writing officers were awaiting final archaeological comments from specialist officers. Officers anticipate a requirement for a condition requiring a watching brief during the works, focussed at the rear of the property.
56. As a result of the proposed scope of works, there are varying impacts on significance and setting of the listed building and conservation area which can be summarised below:
 - Re-pointing of the western and northern elevation – Enhancement to the heritage assets;
 - Construction of wheelchair access behind Chapel and resurfacing of pedestrian path from gateway – neutral impact on heritage assets;
 - Creation of community garden to the rear of the Chapel – enhancement to the setting of the Chapel
 - Installation of flue on northern slope of Schoolroom roof – minor impact on the significance of the Chapel;
 - Alteration and widening of the cart access to facilitate vehicular access into Chapel grounds and installation of groundguard system – minor impact to the setting of the Chapel and wider conservation area
57. Whilst the proposal does include enhancements to the Chapel through the creation of a community garden, and removal of the inappropriate render, it is considered that the impact of the vehicular access would contribute to an overall less than substantial harm to the significance and setting of Edale chapel and the wider conservation area through

the alteration of the gritstone wall that provides a significance feature to the overall setting of the Chapel.

58. Accordingly, in line with paragraph 202 of the NPPF, the harm to the significance of the designated heritage asset(s) must be weighed against the benefits of the proposal.
59. Whilst the alterations to the front gritstone wall will amount to a small amount of harm to the setting of the Chapel and conservation area, the accompanying information has outlined that the works will utilise existing stone from the wall, and utilising the coping stones to frame the wider access. If approved, a pre-commencement condition will be applied requiring the applicants to submit a Method Statement setting out the proposed works will be carried out in an appropriate and sensitive manner. It is understood that the existing gates may need to be extended to facilitate the 3.5m wide access. This information will also be secured through the pre-commencement Method Statement condition.
60. These mitigation measures help contribute to a reduction in harm to the assets. On this basis, it is considered that the proposal would contribute towards a large degree of public benefits through increasing the accessibility of the Chapel. By permitting appropriate parking, it will allow for a wider demographic of visitors to the site through a reduction in the number of visitors needing to walk from the lay-by to the site. It will also give the Trustees of the Chapel the ability to put on a wider array of activities on site by providing a larger amount of parking spaces.
61. The creation of the community garden will also create an additional facility to the Chapel, and allow residents of Barber Booth to enjoy the Chapel and its wider setting.
62. It is therefore considered that the scope of works will provide substantial public benefits by facilitating the creation of a community centre that can be enjoyed by a wider demographic of people, increasing the inclusivity of the Chapel. This in turn will permit the Chapel to put on a wider array of activities to be enjoyed by residents of Edale, and also visitors to the site.
63. The public benefits are therefore considered to outweigh the less than substantial harm to the heritage assets.
64. The application is supported by a Heritage Statement which appropriately sets out the heritage asset's significance, including its identified features of value. The conclusions of the Statement outline how the features of value will be conserved and enhanced. It also provides a robust justification to why the works are necessary to the Chapel – through both ongoing maintenance of the Chapel but also through increased accessibility to the site. It is therefore considered that the proposed development has demonstrated compliance with policies DMC5, DMC7, and DMC8.

Impact on residential amenity

65. As the majority of the works proposed are to increase the accessibility of the Chapel and repair/reduce the issues surrounding water damage, there are no substantial issues surrounding the impact on the amenity of the local area.
66. Notwithstanding this, the creation of a carparking area on the grassed area to the front of the Chapel may have an impact on the neighbouring amenity of Barber Booth. The introduction of cars into the curtilage of the Chapel may have an impact on outlook of neighbouring properties onto the Chapel grounds.
67. At present, the Chapel and its curtilage have a significant influence on the openness and outlook of residents to Barber Booth. A key consideration for this application is whether the introduction of cars onto this open area will severely impact the residential

amenity of Barber Booth.

68. Invariably, cars within the setting of the chapel will have an impact on its wider character and appearance, and by extension the outlook of neighbouring properties. Notwithstanding this, the proposed carparking area forms a relatively small area of the Chapel's curtilage. Additionally, the application states that the carparking area will only be used when there is an event. As such, for the majority of the time the carparking area will remain empty, having no impact on the special qualities of the area, nor despoiling the residential outlook onto the site. The access gates would remain closed and locked when no events are on at the Chapel, reducing the risk of inappropriate and longterm parking on site.
69. The alterations to the boundary wall will impact the character of the area; however, as discussed above, a Method Statement would be secured by condition requiring the works to be carried out in an appropriate and sensitive way, using reclaimed materials. As such, this will have little impact on the amenity of nearby residents.
70. The access road to the Chapel is an unadopted highway and public right of way. The Highway Authority has noted that the access from the unadopted road is restricted in terms of geometry and alignment, but as the adopted highway it emerges onto is lightly trafficked, it raised no objection.
71. At present, the Chapel does not benefit from off-street carparking. Users of the Chapel therefore park in the nearby lay-by on the adopted road some 100m south of the development site. Public representations have noted that several of the neighbouring properties have offered carparking spaces to users of the Chapel during events in the past.
72. This application has received many objections on the basis of highway safety, stating that it would lead to an increase in vehical movements on a substandard road. Notwithstanding this, whether less mobile users of Chapel are dropped off outside the Chapel or park on site, it would likely lead to a similar number of vehical movements. Additionally, if less mobile users of the Chapel are "ferried" up from the nearby lay-by to the Chapel access, this would likely lead to a reduction in movements up the unadopted road due to offering a direct area to park.
73. As noted above, the carparking area would only be used during events at the Chapel. As such, there will be no movements associated with the Chapel for the majority of the time.
74. On this basis, there are no concerns with the number of movements associated with the creation of a carparking area on site, nor the noise generated with it. Due to the site not benefitting from existing off-street parking, it is considered that the proposed development would lead to a betterment in terms of highway safety and parking.

Requirement for carparking

75. Policy DMT6 states that new carparks will not be permitted unless its demonstrable need can be demonstrated. On this basis, the clear lack of provision for the Chapel is considered to be sufficient to demonstrate the need for additional offstreet carparking spaces. Indeed, the representations received stating that neighbours have provided additional carparking spaces during events further demonstrates the clear need for the Chapel to have its own small parking facility near the entrance to the facility.
76. The policy goes on further to state that additional off-street carparking will normally only be permitted where it replaces equivalent on-street parking spaces. In this stance, the Chapel does not benefit from its own on-street carparking. The closest on-street parking is in a lay-by near the water treatments work. It would be inappropriate to

remove the small amount of carparking available to Barber Booth, particularly given the number of public rights of way which pass through the village.

77. The lack of provision to Barber Booth and the Chapel demonstrates the rationale for the Chapel to have its own small carparking facility. The proposed development complies with policy DMT6.

Conclusion

78. The proposed works are to increase accessibility to a Grade II listed chapel, and to help alleviate issues surrounding moisture retention and damp.

79. The majority of the works will have a neutral impact on the significance and setting of the listed building and associated conservation area; however, the alteration to the front boundary wall and provision of a carparking area will have a less than substantial harm to the setting of the Chapel and conservation area. The proposed carparking will increase the accessibility of the Chapel, and allow it to function as a wider community facility. As such, the less than substantial harm will be outweighed by the public benefits of the development.

80. The proposal may have an impact on the residential amenity of the local area; however, due to the proposed frequency of use for the carpark, this is considered to be neutral. It has been demonstrated that the proposed carparking area is a necessary requirement for the Chapel.

81. Consequently, this application is recommended for approval.

Human Rights

82. Any human rights issues have been considered and addressed in the preparation of this report.

83. List of Background Papers (not previously published)

Nil

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