

PROPOSED DEVELOPMENT OFF CHURCH LANE

NEWCHURCH, ROSSENDALE, LANCASHIRE



HERITAGE ASSESSMENT

GARRY MILLER
Heritage Consultancy

PROPOSED DEVELOPMENT OFF CHURCH LANE

NEWCHURCH, ROSSENDALE, LANCASHIRE

HERITAGE ASSESSMENT

MAY 2021

GARRY MILLER

Heritage Consultancy

Crosby House, 412 Prescott Road, Eccleston Hill, St Helens, Lancashire WA10 3BT

Telephone: 01744 739675

garrymillerhbc@gmail.com

© Garry Miller 2021

GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 35 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as 'scholarship as its best' by *Country Life* (June 2003), and 'well analysed and presented' in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 Buildings of England volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

Date of issue: May 2021

Status: final version for planning submission

Text: Garry Miller

Photographic survey: Garry Miller (undertaken in 2018)

CONTENTS

1: Executive Summary	5
2: The Site	6
3: The Proposal/Scope of this Report	9
4: The Listed Buildings	12
5: Contribution of the Proposal Site	19
6: Summary of Significance	21
7: Policy Context	23
8: Impact of the Proposal	25

1: EXECUTIVE SUMMARY

This report supports proposed development off Church Lane at Newchurch, one of the communities in the borough of Rossendale in east Lancashire. The proposal site lies to the rear of the Boar's Head public house and was latterly as a bowling green. It is now disused and overgrown. The site lies in proximity to several listed structures:

- The Church of St Nicholas with St John (Grade II*)
- The separately listed Harrier Hound monument in its churchyard (Grade II*)
- A separately-listed sundial in the churchyard (Grade II)
- Numbers 2-6 Old Street, a former farmhouse, now three cottages (Grade II)
- Numbers 63-65 Church Street, a pair of shops (Grade II)
- Number 5 Bolton Street, a single cottage (Grade II)

Proposals have been submitted to Rossendale Borough Council for two detached dwellings upon the site. An earlier application for three pairs of semi-detached dwellings with garages upon the application site was refused by Rossendale Borough Council (planning reference 2017/0597). A subsequent appeal was dismissed in July 2019 (APP/B2355/W/19/3223116).

The heritage issue arising is the impact upon the setting of the listed structures. The 2019 appeal established that it was principally the setting of the listed church which was affected owing to its proximity. The inspector considered this setting would be '*irreversibly harmed*' by that proposal.

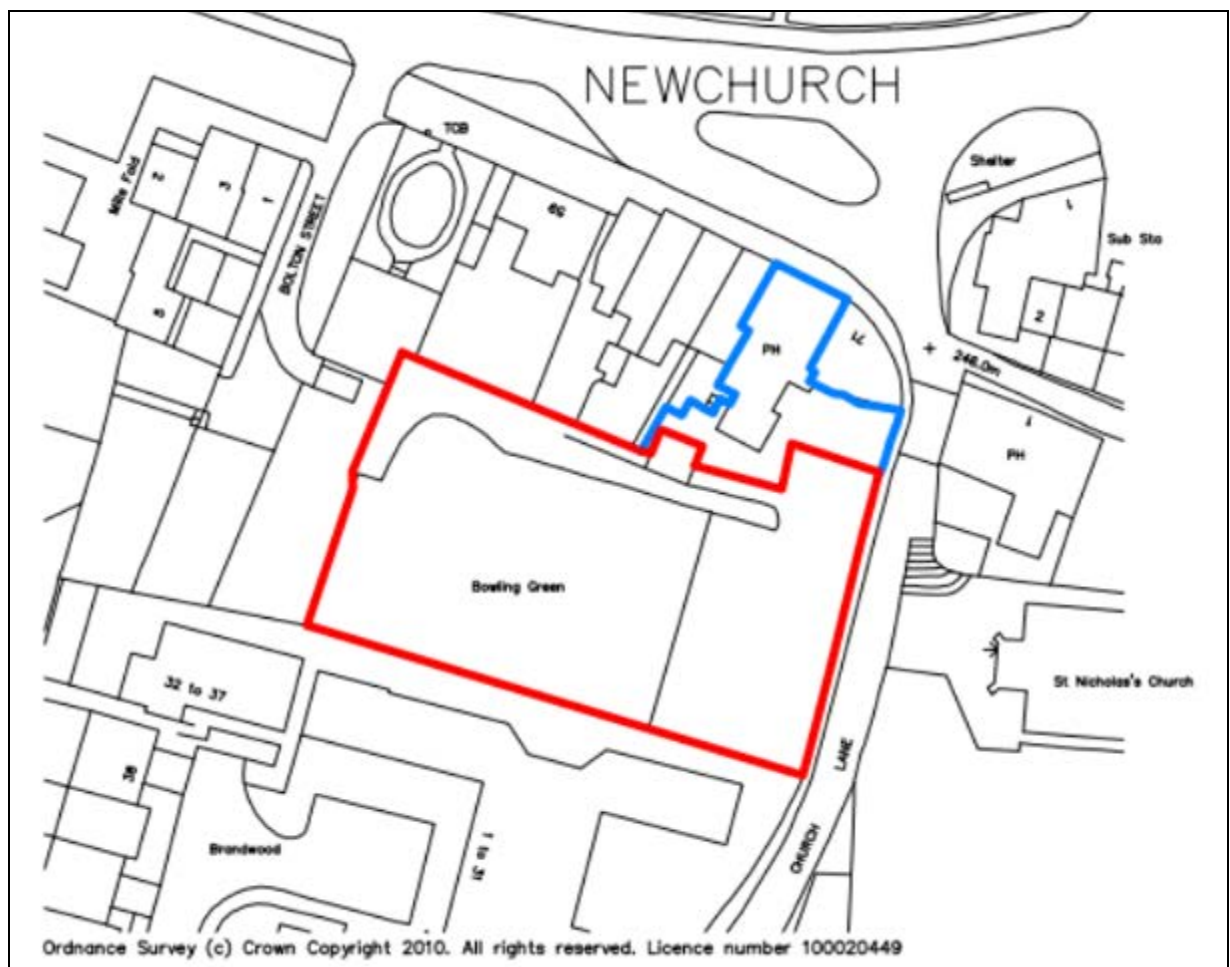
The proposal as now submitted has considered the reasons for the appeal refusal, and has been substantially scaled back from the original scheme. It now consists of two detached dwellings of traditional appearance and materials, along with separate garages and associated access and landscaping.

The appeal inspector noted that the openness of the site creates a break between the historic townscape to the north and modern development to the south. The submitted scheme proposes a less intensive development which is more sympathetic to its surroundings, in particular the setting of the Grade II* listed Church of St Nicholas and St John. The new layout retains more of this openness than the original proposal while putting what is effectively a redundant site to sustainable use. The lighter approach to the development means it will essentially form a visual transition between the tightly-built village core and the prominent modern development of the Brantwood residential home beyond. As it is both set back and scaled down in size, any impression of visual challenge to the church, as was perceived with the original proposal, is thus avoided.

It is therefore considered that the revised scheme will not adversely affect the setting of the listed Church of St Nicholas and St John and in doing so satisfies the requirements of both national guidance and the local development plan. Accordingly it is concluded that the proposal should be approved without delay.

2: THE SITE

The application site is located in the village of Newchurch, within the borough of Rossendale, Lancashire. The site is a former bowling green, now disused and overgrown, off Church Lane, to the rear of the Boar's Head public house on Church Street, which is currently unoccupied. The site lies directly opposite the parish church of St Nicholas with St John, and immediately south of the historic village core, which, following late 20th century redevelopment of much of Newchurch, is centred on a cluster of modest, traditional stone-built properties at the Church Street/Old Lane junction.



1. Location of the application site



1. The application site, looking southwest from Church Lane



2. View eastwards from the site to the church of St Nicholas with St John opposite



3. Looking north across the eastern edge of the site towards the rear of the Boar's Head



4. The Boar's Head, which stands at the historic core of the village close to the Church Street/Old Lane junction

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Designations

The proposal site lies in proximity to several listed structures:

- 1** The Church of St Nicholas with St John on Church Lane (Grade II*)
- 2** The separately-listed Harrier Hound monument in its churchyard (Grade II*)
- 3** A sundial in the churchyard, also separately listed (Grade II)
- 4** Numbers 2-6 Old Street, a farmhouse converted to three cottages (Grade II)
- 5** Numbers 63-65 Church Street, a pair of shops (Grade II)
- 6** Number 5 Bolton Street, a single cottage (Grade II)

The centre of Newchurch is being proposed as a conservation area by Rossendale Borough Council, but as proposals are in draft form only, they carry little weight in planning terms.

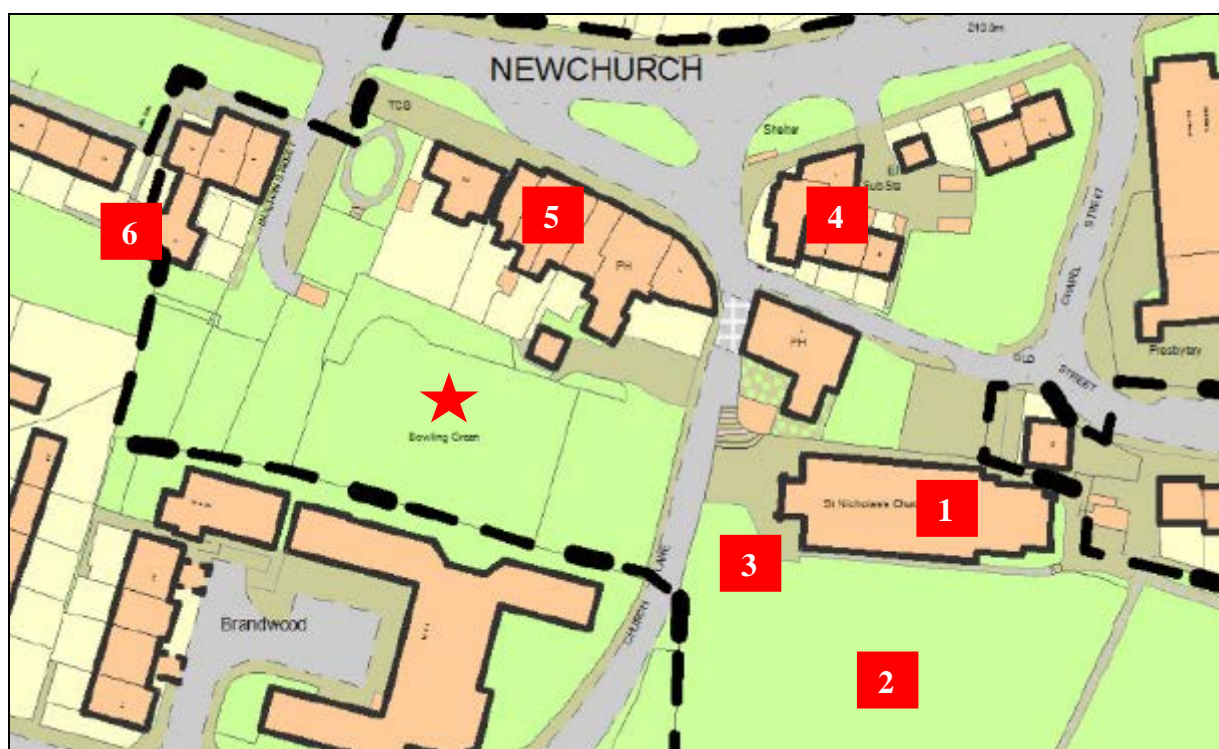


Figure 1. Location of the listed structures in relation to the site (starred), with part of proposed conservation area boundary shown (from Rossendale BC map)

3.2 The proposal

Proposals have been submitted to Rossendale Borough Council for two detached dwellings upon the site along with access and landscaping.

3.3 Relevant planning history

An earlier application for three pairs of semi-detached dwellings with garages was refused by Rossendale Borough Council (planning reference 2017/0597). A subsequent appeal was dismissed in July 2019 (APP/B2355/W/19/3223116).

3.4 Heritage impact

The heritage consideration arising is the impact upon the setting of the listed structures, especially that of the church, which stands closest to the site.

3.5 Scope and purpose of this report

Paragraph 189 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised February 2019) states local planning authorities should require an applicant to describe the significance (i.e. heritage interest and value) of the heritage assets affected, including any contribution made by their setting. The scope and purpose of this report is therefore to describe the significance of the listed structures and their setting, and the contribution made by the application site. In accordance with paragraph 189, it is considered the level of detail is proportionate to the importance of the heritage assets and no more than necessary to understand the proposal's impact. The report is to be read in conjunction with other documentation supporting the planning submission.

3.6 Report structure

This is as follows:

1. Analysis of the affected listed structures and their setting (Section 4)
2. Analysis of the contribution made by the application site to their setting (Section 5)
3. Evaluation of the significance of the heritage assets (Section 6)
4. A summary of the planning policies by which the application will be determined (Section 7)

5. Evaluation within this policy context of the proposal's impact upon the setting of the listed structures (Section 8)

4: THE HERITAGE ASSETS

4.1 The Church of St Nicholas with St John

- a. **Description.** The church was first listed on June 7, 1971 and the National Heritage List for England description, compiled during the resurvey of the 1980s, reads:

Church. The 3rd on this site, dated 1825 over west door, with chancel added 1897 by RB Preston. Dressed sandstone. West tower, 7-bay 2-storey nave, 3-bay chancel. Embattled 3-stage tower has diagonal buttresses finished with gablets at 2nd stage, moulded arched west doorway with small niche over the apex, above this a lozenge-shaped tablet lettered GEO IV REX 1825, arched windows with hoodmoulds on west and south sides of 2nd stage, clockfaces above these, and on each side at top stage belfry louvres like the windows. At the south east corner a rectangular stair turret rises through the embracing roof of the nave to the embattled parapet which has corner pinnacles. Nave (partly embracing tower) has rusticated quoins, square windows with hoodmoulds, all of 2 arched lights with hollow chamfered mullions and surrounds, and hollow spandrels: one on each floor in the west gable wall, 7 on each floor at the sides, except ground floor of 1st bay which has arched doorway on south side, rectangular on north side. Chancel has clasping buttresses, set-back upper walls, with two arched 2-light windows to the south, 3 to the north side, and transomed 4-light east window.

INTERIOR. 3-sided gallery with Gothic panelling to front, supported by stout octagonal columns with splayed caps (probably surviving from 2nd church of 1561), above the gallery slimmer octagonal columns to 6-bay arcade. Bow-string boarded aisle roofs with tie beams which are moulded and have embattled tops. Boarded barrel-vaulted nave roof has large moulded and embattled tie beams and queen posts. High moulded chancel arch. Chancel has hammerbeam roof, Gothic carved wooden panelling, canopied sedilia and bishops throne, and very elaborate canopied choir stalls said to be copied from Whalley Abbey. Parts of former box pews, some with C18 dates and inscriptions, now form dado of aisles and panelling of vestry, some of latter dated 1708 and inscribed with names of Churchwardens. Chancel arch contains ex situ Rood formerly in Church of St. John, Bacup Road, Cloughfold (q.v.). On south wall of porch in tower is carved datestone of 2nd building bearing initials of Elizabeth I, date 1561, and Royal Arms of England including French fleur-de-lys. The 1825 parts of this church are an unusual example of 'self-build' by the parishioners without an architect, the water-shot coursing of the stone being more usually associated with local farm buildings. The special atmosphere is enhanced by rich fittings especially in the later chancel.

- b. **Setting.** The church stands on the southern fringe of the village centre on the east side of Church Lane and south of Old Street, where its hillside churchyard extends to the south. The application site stands directly opposite the entrance to the church, and can be seen prominently when looking westwards from the church gates (Plate 5).



5. Looking east from the church gates to the proposal site

4.2 The Harrier Hound monument

- a. Description.** This was first listed on May 9, 2003 and the list description reads:

Monument. Dated 1864. Ashlar. Moulded pedestal on base has austere block on top with inscription panels to side and deeply cut relief lunettes on ends carved with trophies of objects of the chase. Lying on top is a particularly well-sculpted harrier hound. The austere base enhances the lifelike quality of the animal. The inscriptions read: 'Sacred to the memory of OLD THU (METHUSALAH YATES) DIED 27TH FEBRUARY 1864. AGED 78 YEARS. He was a Huntsman of Harriers for 50 years, five and twenty of which were by the Rossendale Hunt' and 'Erected by the members of the Rossendale Hunt'. This fine quality and very unusual monument forms a group with the Church of St. Nicholas with St. John (qv).

- b. Setting.** The setting of the monument is immediately that of the churchyard to the south of St Nicholas with St John, with the application site standing on the opposite side of Church Lane and forming part of its wider surroundings.

4.3 The sundial

- a. Description.** This was first listed on November 30, 1984, as *Sundial c.5 Metres from South West Corner of Church of St Nicholas* and the brief listing text states:

Sundial, probably C18, with plate dated 1760. Baluster-shaped sandstone pedestal with large moulded cap, restored brass plate and gnomon, a small memorial tab screwed next to the plate, inscribed F.H. FOSTER. 1923-1981

- b. Setting.** The church and its churchyard form the immediate setting of the sundial, with the application site representing an element of the wider setting.

4.4 Numbers 2-6 Old Street

- a. Description.** The building was first listed on 7 June 1971, and the National Heritage List description of 1984 reads:

Farmhouse, probably C16, altered, now 3 dwellings. Flat sandstone rubble with quoins, stone slate roof with 2 chimneys on the ridge and one at the right gable (and now 3 skylights). Three-bay plan with through passage originally to right side of chimney stack at junction of 2nd and 3rd bays. Two storeys; original entrance (now door to No.6) has moulded Tudor-arched surround, the head undercut in a massive lintel; original recessed hollow-chamfered mullion windows to housepart (No.4) and 3rd bay (No.6): left of doorway a 2-light firewindow and left of this a large window of round-headed lights with hollow spandrels (4 lights surviving, another at left end broken by inserted glazed door), and right a similar 4-light window; all these with hoodmoulds. First floor has three square-headed 3-light windows above those at ground floor. First bay (No.2) has larger and later recessed hollow-chamfered mullion windows; 4 lights on each floor, the lower with a hoodmould broken at the left end by an inserted door.

- b. Setting.** Old Street is located in the remnant of the historic village centre, where it runs eastwards from Church Street. The listed building is situated on its north side, east of the junction, where it faces the Blue Bell public house and St Nicholas and St John to the south. The application site lies out of view to the southwest, screened by these buildings, and therefore makes no visual contribution to its surroundings.



6. Numbers 2-6 Old Street, originally a single large farmhouse



7. Looking west from 2-6 Old Street towards the village centre; the site is hidden from view

4.5 Numbers 63-65 Church Street

- a. Description.** The listing text, which dates from the designation of the buildings on November 30, 1984, states:

Pair of shops, early C19, slightly altered. Dressed sandstone, moulded gutter cornice, stone slate roof with chimneys at junctions with buildings to left and right. Double-depth 2-bay plan. Two storeys; at ground floor each has original shop front with recessed central doorway, large rectangular shop windows with wooden panelled surrounds, plain frieze, and small dentilled cornice which is bowed over the windows; at 1st floor each has 2 vertical rectangular windows, now top-hung casements. Rear: mostly altered, but includes one 3-light flush mullion window and blocked 2-light basement window.

- b. Setting.** The two listed shops stand on the south side of Church Street, where they form part of a row of traditional properties including the Boar's Head. The application site lies behind the properties, and is not seen in the principal views of the listed building. It is therefore marginal to their setting.



8. Principal view of numbers 63-65 from Church Street, looking south



9. Looking southeast towards numbers 63-65 along Church Street: the site is hidden from view to the rear

4.6 Number 5 Bolton Street

- a. Description.** This was first listed on November 30 1984, and the brief listing description of that time reads:

Cottage, late C18. Watershot coursed sandstone, stone slate roof. Single-depth 2-bay plan. Two storeys, symmetrical: central doorway with plain surround, two stepped triple-light windows on each floor. Rear has matching fenestration. Interior altered. (Modern addition at left end not included in the item).

- b. Setting.** This altered property lies on the western edge of the village centre, away from its historic core, and stands opposite a small recreation ground that lies between it and the application site to the east.



10. Looking along Church Street towards number 5 Bolton Street

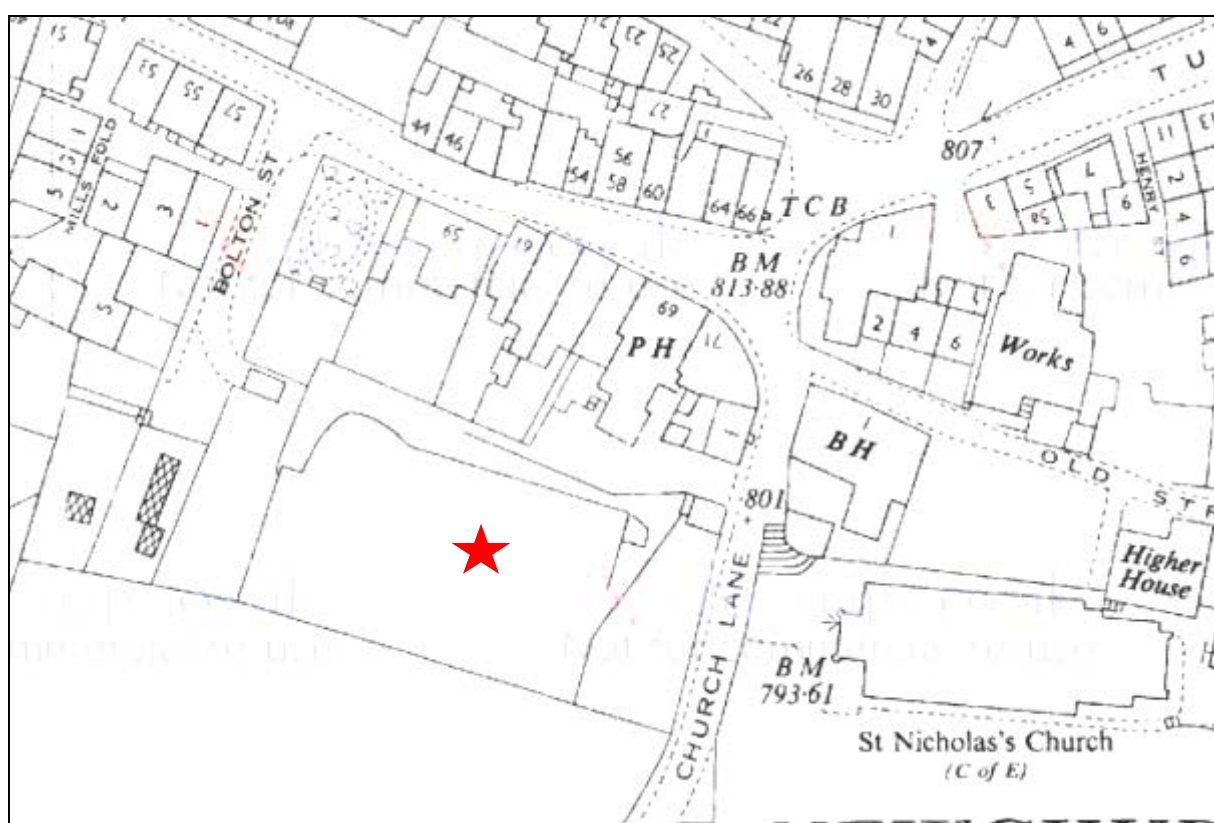


11. View from the recreation ground eastwards of number 5, which screens views of the proposal site

5: CONTRIBUTION OF THE PROPOSAL SITE

5.1 Description

The site was latterly used as a bowling green, but it is not clear how long it was in use as such; it is not identified upon the OS mapping of 1961 (below) or earlier editions. The site has been disused for some years and now has an overgrown and unattractive appearance.



Map 2. The site as depicted by the 1961 1:1250 OS mapping

5.2 Role in the setting of the listed buildings

In the wider context, the contribution made by the site in its present state to the setting of all the listed structures is a negative one. Its impact is greatest upon that of St Nicholas with St John, as it can be directly seen from the church gates (Plate 5) and features in the views when approaching the church either uphill or downhill along Church Lane. In terms of the other listed buildings, its role is at best marginal. Its visual contribution to the setting of 2-6 Old Street is negligible as the site is hidden by intervening buildings. Similarly, in the case of 63-65 Church Street, it is concealed

from view by the massing of the buildings themselves in the principal views from Church Street. Regarding 5 Bolton Street, the contribution of the site is entirely peripheral as it is screened by the recreation garden that lies between it and the listed building.

6: SUMMARY OF SIGNIFICANCE

6.1 Rationale

Paragraph 190 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

6.2 The listed buildings

Essentially, the significance of the listed buildings derives from the special architectural and historic interest which has warranted their designation, and is as follows:

- **The Church of St Nicholas with St John:** Grade II* designation recognizes it as being a particularly important example of a church of 1825, partly self-built by its parishioners, and incorporating earlier remains of the 16th and 18th centuries along with a chancel of 1897. Its significance is enhanced by its setting close to the historic remnant of Newchurch village
- **The Harrier Hound monument:** an unusual, high-quality monument of 1865 with a lifelike sculpture of a hound, enhanced by its churchyard setting and group value with the church. Grade II* designation denotes it is of particular importance
- **The sundial:** an 18th century example of its type, dated 1760 and enhanced by its churchyard setting and group value with St Nicholas with St John
- **Numbers 2-6 Old Street:** a 16th century former farmhouse later subdivided into three cottages. Its significance is enhanced by its setting at the heart of the former village at the junction of Old Street and Church Street
- **Numbers 63-65 Church Street:**, a pair of early 19th century shops with their original fronts, their significance enhanced by their setting on the remnant of the historic village street

- **Number 5 Bolton Street**, a single late 18th century cottage located within an altered setting on the fringe of the village, beyond its historic core

6.3 The proposal site

Given its present disused and overgrown state, the significance of the site derives primarily from its historical role as a former bowling green, rather than its physical qualities. Visually, it cannot be said to make a positive contribution to the setting of the heritage assets in its vicinity, especially that of St Nicholas with St John which it directly faces. However the appeal inspector in 2019 attached little weight to the condition of the site.

.

7: POLICY CONTEXT

7.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

7.2 Relevant policies

Section 12 of the National Planning Policy Framework (*Conserving and Enhancing the Historic Environment*, March 2012) provides the guidance on how the statutory duty is to be put into practice. Paragraph 131 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding designated heritage assets, Paragraph 192 states that ‘great weight’ should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting; and that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The local planning context is established by Policy 16 (Preserving and Enhancing Rossendale’s Built Environment) of the Core Strategy, adopted November 8, 2011, which states:

The Council will protect, conserve, preserve and enhance Rossendale’s historic built environment including Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, archaeological sites, historic landscapes and locally identified buildings, sites and structures. These heritage assets all contribute to the local distinctiveness and character of the area. Their futures, including their settings will be safeguarded and secured by:

1. *Promoting the positive management of the Borough’s heritage assets, avoiding unnecessary loss and requiring appropriate mitigation of any negative impacts.*

- 2. Extending the heritage protection for areas and/or buildings worthy of retention, conservation and enhancement through the designation of appropriate additional Conservation Areas and Listing.*
- 3. Enhancing the value of Rossendale's historic built environment by carrying out Conservation Area Appraisals, implementing Conservation Area Management Plans and public access measures.*
- 4. Protecting significant urban public realm (space) from development.*
- 5. Ensuring that all development is:*
 - a. Located in a way that respects the distinctive quality of the historic landscape and setting and retains or enhances the character and context.*
 - b. Of a high standard of design, reinforcing the local distinctiveness of Rossendale*
- 6. Encouraging innovative new design(s), where it responds to the character, scale and setting of historic buildings and areas.*
- 7. Maximising the potential for the re-use of buildings of historic or local interest for appropriate uses to ensure their future longevity. However where this is not possible/appropriate, considerate and sensitive redevelopment will be supported, subject to advice from the Council's Conservation Team and English Heritage.*
- 8. The Council will support those schemes and proposals which contribute to conservation-led regeneration, particularly where they exploit the regeneration potential of the textile mill-towns and traditional architecture of rural villages within Rossendale*

8: IMPACT OF THE PROPOSAL

8.1 The 2019 appeal

The appeal against Rossendale BC's refusal of the earlier application was refused on July 9 2019. The appeal inspector identified the following main issues:

- a. Whether the proposal would result in an unjustified loss of open space
- b. The effect of the proposal on the settings of nearby listed buildings
- c. The effect of the proposal on the living conditions of occupiers of Brandwood with regard to loss of outlook, and
- d. Whether the proposal would prejudice highway safety

The heritage issues only will be examined in this report. The other matters are being addressed elsewhere in the supporting documentation.

8.2 Heritage impact: appeal verdict

- a. **Appearance.** The inspector considered the proposal was '*unsympathetic to its surroundings and would appear incongruous in terms of its layout and form*'. He noted that the site was open and provided a break between the historic townscape to the north and modern developments to the south. The proposed cul-de-sac layout would be set back significantly from the road, contrasting sharply with the pattern of development along the surrounding streets; would introduce taller three-storey dwellings that would jar with the surrounding mostly two storey properties; and would contain alien modern design features including uPVC windows and doors, and lean-to porches. The easternmost dwelling would also present a tall side gable towards the church, which would be a discordant feature.
- b. **Impact on listed buildings.** The conclusion was that the proposal would principally impact the setting of the listed Church of St Nicholas with St John, the inspector stating that it would '*harmfully encroach into the historic townscape in which the church is situated*'. It would be prominent in views of the listed building from Church Lane and would negatively affect the way the church is experienced when entering/exiting the church. Regarding the listed structures within the churchyard (sundial/monument), he found that their setting would not be harmed owing to the distance of the proposal and their limited intervisibility. As regards numbers 2-6 Old Street and 5 Bolton Street, there was again limited intervisibility and these structures were viewed in a different setting context from the church. Concerning 63-65 Church Street, his conclusion was that the proposal would not significantly harm their setting as they are primarily experienced from the front along Church Street.

- c. **Condition of the site.** The inspector attached little weight to the current condition of the site, which he believed could be improved by maintenance.
- d. **Conclusion.** The inspector concluded that the proposal would result in '*irreversible harm*' to the setting of the Church of St Nicholas with St John. While this harm was less than substantial, he considered the benefits (six new dwellings and five parking spaces for the church) did not outweigh the harm.

8.3 The current proposal

- a. **The scheme.** The proposal as now submitted has considered the reasons for the appeal refusal, and has been substantially scaled back from the original scheme. It now consists of two detached dwellings with separate garages and associated access and landscaping. The dwellings themselves are of traditional appearance and materials.
- b. **Townscape impact.** The appeal inspector noted that the openness of the site creates a break between the historic townscape to the north and modern development to the south. The new layout is intended to retain more of this openness than the original proposal while putting what is effectively a redundant space to sustainable use. The lighter approach to the development means it will essentially form a visual transition between the tightly-built village core and the prominent modern development of the Brantwood residential home beyond.
- c. **Setting of St Nicholas with St John.** The appeal inspector judged that the earlier proposal would harmfully encroach into the historic townscape adjoining the church. The revised scheme adopts a much less intensive approach to the site, and intends to reduce visual impact by setting the dwellings back within the site. Although the inspector noted that in being set back from the road the original development contrasted with development along the surrounding streets, it is considered that to bring the development forward would undoubtedly result in greater visual impact upon the setting of the church. The proposal attempts to retain some of the openness which currently characterises the site while putting a redundant space to sustainable use. As it is both set back and scaled down in size, any impression of visual challenge to the church, as was perceived with the original proposal, is thus avoided.
- d. **Setting of the other listed structures.** There will be no detrimental effect upon their setting. It was identified at the 2019 appeal that the original, larger scheme would not harm their settings.



Figure 1. The earlier proposal, looking south



Figure 2. The scheme as now submitted



Figure 3. View from Church Street into the development

8.4 Conclusion

The submitted scheme proposes a less intensive development which is more sympathetic to its surroundings, in particular the Grade II* listed Church of St Nicholas and St John. It is therefore considered that the revised scheme will not adversely affect the setting of this listed building and in doing so satisfies the requirements of both national guidance and the local development plan. Accordingly it is concluded that the proposal should be approved without delay.