

**Full Planning and Listed Building Consent Applications**

For the

Installation of Utility pole, connection of overhead cable  
& associated works

at

St Peter's Church Hall

Chiverton

Truro

Cornwall

TR4 8JQ

## Introduction

This full planning and listed building consent application is for the installation of a utility pole, connection of overhead cable and associated works at St Peter's Church Hall, Chiverton, Truro.

## The Application Site

The application site relates to a former Sunday school, /church hall situated to the east of St Peter's Church, within the small grouping of heritage buildings just to the north-west of Chiverton Cross roundabout.

The application building is a Grade II Listed Building, as is the Old Vicarage to the south-west, and St Peter's Church to the west.

The property is a single storey building with solid stone walls and a slate roof. The building has lied redundant for several years, however work to convert the former school room/church hall into residential dwelling has commenced in accordance with previous planning and listed building consent applications.

The Church Hall backs onto a tree lined county lane and the immediate area around the Church Hall is surrounded by establish and mature boundaries of native trees and hedgerows.

A previous planning and listed building consent application for the building to be converted into a dwelling was granted in 2020 reference PA20/03632 & PA20/03633

## The Proposed Development

The proposals relate to a full planning and listed building consent application for installation of a utility pole, connection of overhead cables and associated works that are proposed by National Grid to reinstate the electrical supply to the property.

The works will involve the installation of a new utility pole at the rear of the property with a new overhead connection to the pole allowing for up to 10 metres of overhead cable and termination of the service cable to the building. Reference should be made the accompanying drawings submitted with this application.

## Effects on heritage assets

Section 16 of the NPPF explains the importance of conserving heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

The National Planning Practice Guidance (the NPPG), in Section 18, underlines the importance of protecting and enhancing the historic environment.

Additionally, Policy 24 of the CLP also underlines the need for development to sustain the cultural distinctiveness of Cornwall's historic, rural, urban and coastal environment and (amongst other matters) requires development to sustain designated Heritage Assets.

Policy 6 of the NDP explains that '*New development must show regard to the distinctive features of St. Agnes parish; including the mining heritage, protected landscape, St Agnes Beacon and coastline, the settlement patterns, key trees, and local building forms and materials.*'

Policy 11 of the NDP requires that '*Proposals affecting designated and non-designated heritage assets and their settings including those with archaeological interest must comply fully with the requirements of National Planning Policy and the development plan.*'

As outlined already in this report, the appeal building is Grade II listed, and is situated within proximity to two other listed buildings which were constructed at a similar time.

The List Entry Description for the building from 31 October 1988 reads as follows:

*ST AGNES SILVERWELL SW 74 7/207 Schoolroom immediately east of - Church of St Peter GV II*

*Schoolroom or church hall. Circa mid C19. Possibly designed by William White who designed the church and vicarage qv. Painted killas rubble walls, wooden lintels, steep grouted scantle slate roof with gable ends. Cast-iron ogee-section gutters. Plan: Rectangular plan. Probably one large room with possibly an entrance lobby at the right-hand end. Exterior: Single-storey 2-window south front. Integral buttress at left-hand end and a weathered buttress left of middle. Old, possibly original, 3-light casement windows with 3 panes per light. Old ledged door in original doorway on the right. Interior not inspected.*

*Listing NGR: SW7467647145*

The other two listed heritage assets associated with this site concern St Peter's Church itself and the associated former Vicarage (please see figure 1 overleaf). The List Entry Descriptions (31 October 1988) for these are as follows:

*ST AGNES SILVERWELL SW 74 NW 7/205 Church of Saint Peter - GV II*

*Church built for Peel parish. 1847, designed by William White. Tower rebuilt in 1898. Killas rubble with granite and freestone dressings. South-west (ritual south) wall mostly rendered. Grouted Delabole slate roofs with gable ends. Plan: Cruciform plan with nave, chancel, north and south transepts and tower at north-west (ritual west) end. Gothic style. Exterior: Unaltered elevations. 3-stage embattled tower. Pointed-arched doorway. 3 light windows with intersecting tracery over doorway. 2-light windows to upper stage. Church has porch with pointed doorway towards left of south-west wall. All original windows with groups of 2, 3 or 4 lancets within pointed arched openings with plate tracery. Leaded glazing. Interior: Simple lofty interior with plastered walls, arch-braced roof structures. Painted zinc reredos screen. Otherwise circa late C19 fittings. Source: Church guide sheet; notes by Graham Daw.*

*Listing NGR: SW7461347162*

*ST AGNES SILVERWELL SW 74 NW 7/206 Vicarage - GV II*

*Former vicarage, Circa 1847. Designed by William White. Stuccoed. Delabole slate gabled roofs. Stuccoed gable and axial chimneys. Plan: Irregular reversed F-shaped plan: U-shaped plan plus possible extension at the right-hand end of principal range. Gothic style features. Exterior: 2 storeys plus attic (over right-hand wing). Stuccoed elevations with irregularly disposed mullioned windows (mullions removed from some of the windows). East front has gable end on the left, another gable end towards the right and a possible extension, with hipped end sweeping over an integral outshut, set back on the right. Left-and gable end has doorway with slate hood on corbels, on the right and outshut on its left with doorway and arched window above, and 2-light windows to middle of gable and below. Interior not inspected. Source: Research notes by Graham Daw.*

*Listing NGR: SW7464247130*

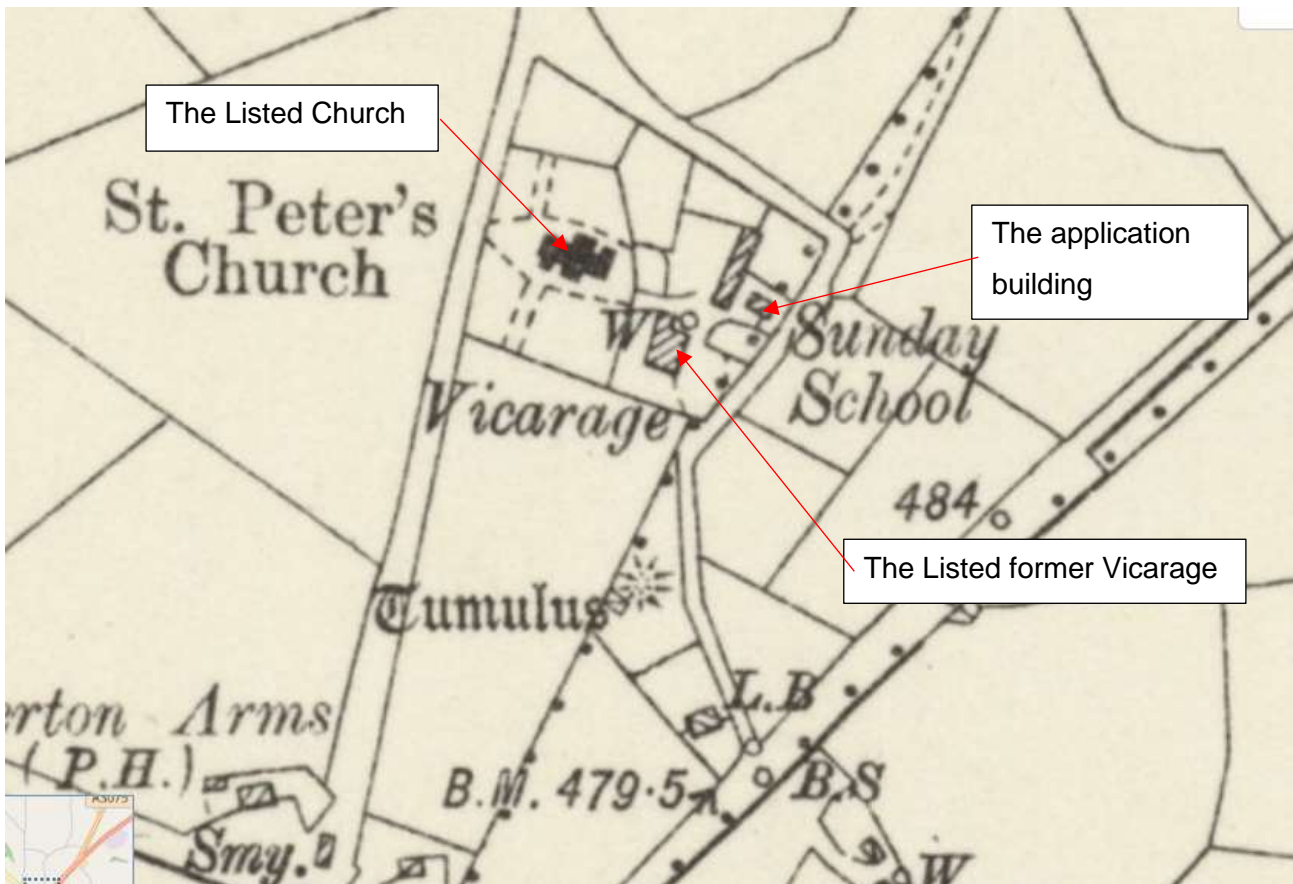


Figure 1 1893-1900 Ordnance Survey

Figure 3 above shows the application site and its context at the turn of the 20<sup>th</sup> Century. Earlier Tithe mapping dating from 1842 does not show any of the current buildings in situ. This would align with the dating's contained in the listing descriptions which indicate that the Church and the former Vicarage were built in 1845, and the Church Hall was constructed around a similar time. It is understood that the Church and the Vicarage were designed by the church architect William White (1825-1900) who undertook in excess of 250 ecclesiastic schemes. It is also likely that William White designed the application building also, due to its clearly apparent relationship with the other two structures and the dating of its construction. The Church was originally built with a spire, which was demolished in 1898 and replaced with a tower, understood to have been built in 1928.

More recently, St Peter's Church has been converted into a residential use, through planning application PA20/03632 & PA20/03633, for conversion to a residential dwelling.

The proposals shall not have an adverse effect on the heritage asset due to the distance of the pole from listed building and the cable termination point located on the listed building is using the same bracket in its original location.

## Conclusions

Taking into consideration the National Grid requirements for the proposal It is respectfully put forward that the proposal is acceptable in planning and heritage terms and on this basis the development should be supported. It is also worth mentioning that there are several other utility poles, overhead cables, and connections to heritage assets in proximity of the development site and the proposed siting of the pole has been positioned so that it will not be visible from the highway.