

Development Management
Cornwall Council
Chy Trevail
Beacon Technology Park
Bodmin
Cornwall PL31 2FR

Our ref: 3887

26 February 2024

Dear Planning

HERITAGE ASSESSMENT – CONVERSION OF 10-12 CHURCH STREET, ST. AUSTELL TO 11 APARTMENTS

BACKGROUND

This report should be read in conjunction with the submission made for the conversion of 10-12 Church Street (Former Barclay’s Bank Building) to 11 apartments, which is being progressed in accordance with the requirements of Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as amended 2021 – from here on known as “Class MA

As part of the conditions associated with the permitted development rights, MA.2. noted that development is permitted subject to a list of conditions. This includes sub-section (2) (e) which requires the LPA to consider that where:

- (i) *the building is located in a conservation area, and*
- (ii) *the development involves a change of use of the whole or part of the ground floor,*

the impact of that change of use on the character or sustainability of the conservation area;

Given the proposals include the change of use of the ground floor of the building, further consideration is required of these character and sustainability issues.

CONSIDERATION OF HERITAGE ASSETS

We have consulted the Council’s Historic Environment Record, and the site is located within the St Austell Conservation Area. This is the primary constraint that requires further consideration.

Within the St Austell Conservation Area Appraisal and Management Plan it is noted that whilst the application site is not a listed building, it is classed as a locally significant building. The site is also in the Central Church Core character area and there are few localised views in which the building is viewed.

The site sits directly opposite the Grade I Listed Holy Trinity Church (note yellow building highlighted in figure 1), and there are other historic buildings of note around the site (both Grade II and II* - note the



orange and red buildings highlighted in figure 1). However, within the building frontage that the application site forms part of, there are no listed buildings present. Having considered the heritage assets that are present locally, we note that under the conditions of the permitted development regulations, it is the impact on the character and sustainability of the conservation area that requires consideration.

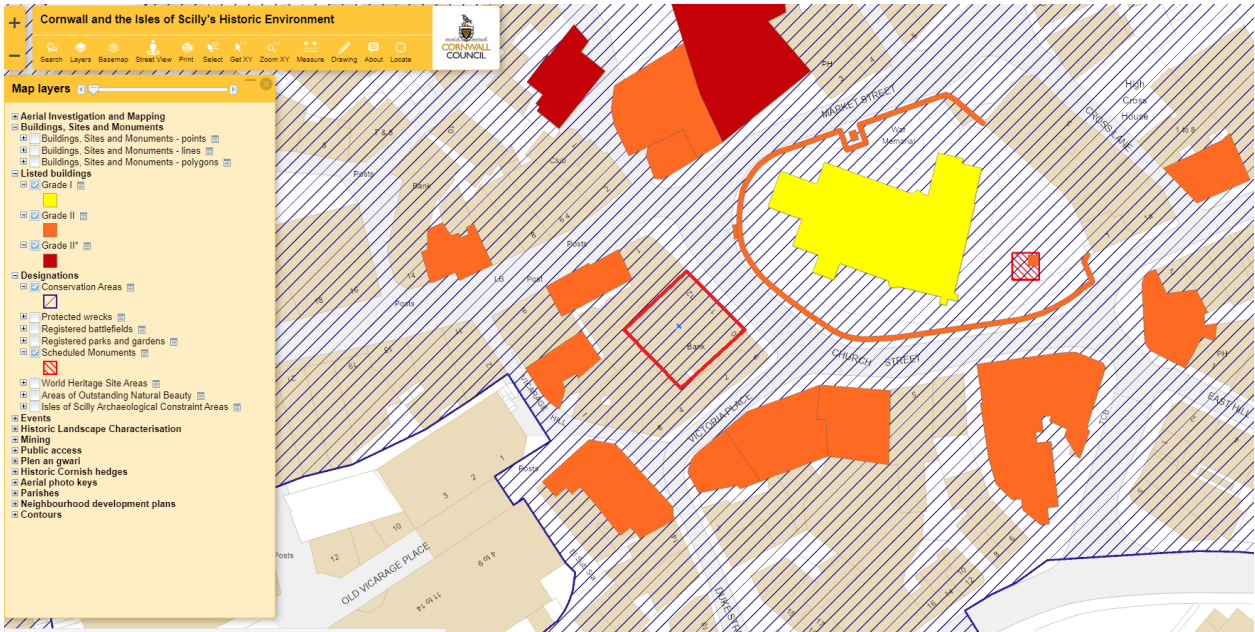


Figure 1 - Cornwall Council's Historic Environment Record showing the designations affecting the site - the approximate extent and location of the site is shown in the red square)



Figure 2 - The application site (note the three storey and single storey element which front the back edge of pavement) (C) Google Earth 2024

CONSIDERATION OF IMPACT ON CHARACTER OR SUSTAINABILITY OF THE CONSERVATION AREA



Officers will note that the building is located in the St Austell Conservation Area, and having regard to the Conservation Area character appraisal it is within the Central Church Core area. The development solely involves a change of use to the ground and upper floors of no. 10 and 12 Church Street – an unlisted building which positively contributes to the character of the conservation area.

We would ask officers to note that the proposals are for a change of use only and no alterations are proposed to the external elevations of the building as part of this prior notification process.

The characteristic of the Central Church Core area and this part of the conservation area will not be materially affected by the development.

Whilst the building will cease to be in commercial use, this site is not located in a protected shopping frontage, and the building has been in vacant for some time.

Ultimately, the refurbishment associated with the conversion of this building to residential use will be beneficial to the townscape and is considered preferable to leaving the building vacant with the risk of it falling into disrepair.

Given all of the above, we would suggest to officers that the impact of the change of use on the character or sustainability of the conservation area is nil, and a neutral impact will be had.

CONCLUSION

If we can be of further assistance, please do not hesitate to contact us for further information about the development proposals. However, we trust officers will find the proposals meet with the requirements of Class MA of the Permitted Development Regulations from a heritage and conservation perspective.