

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER:	R/2024/0286/LB
LOCATION:	SALTBURN METHODIST CHURCH MILTON STREET SALTBURN BY THE SEA TS12 1DE
PROPOSAL:	Listed building consent for change of use from place of worship (Use Class F1) to mixed use restaurant (Use Class E) with bar (Use Class Sui Generis) and event space (Use Class F2)

[Planning Application Details \(redcar-cleveland.gov.uk\)](https://redcar-cleveland.gov.uk)

APPLICATION SITE AND DESCRIPTION

Listed Building Consent is sought for internal alterations to enable the change of use from place of worship (Use Class F1) to mixed use restaurant (Use Class E) with bar (Use Class Sui Generis) and event space (Use Class F2) as applied for under the accompanying application.

The application relates to the Methodist Church in Saltburn. The Church is currently unused with the proposal seeking to bring it into use for restaurant/ bar and events use. The proposal would require internal works to enable the use and the provision of a bin store to the rear and an extraction flue to remove cooking odours. In addition repair to broken windows and iron railings is proposed.

The application site is located within Saltburn Conservation Area and the designated commercial centre. The Methodist Church and the Church Hall are both grade II listed buildings. There is an associated application for Listed Building Consent for the internal works and change of use under reference R/2024/0285/CA.

The application has been accompanied by a site location plan, site layout plan and existing and proposed plans and elevations. The application is also supported by a design and access statement with Heritage Statement incorporated within.

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

HE1 Heritage Assets

HE2 Heritage Assets

OTHER POLICY DOCUMENTS

None

PLANNING HISTORY

There is no recorded history to the site.

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of a press notice, site notice and neighbour notification letters.

As a result of the consultation period two letters of representation have been received.

The letters raise the following points of concern:

- The proposal does not fit with the surroundings and a listed building should not be treated this way.
- Impacts of odour from the restaurant.
- Children have been causing disturbance.
- Parking Impacts.
- Noise from the bar/ restaurant use.
- There are existing bars in the town.

Saltburn, Marske and New Marske Parish Council (05/06/2024)

Objection Raised on the following points

- Parking / disabled access / blocking residents access issues - are they expecting customers to use the supermarket car park as design and access statement is stating ample parking!
- Entrance is on Diamond Street so will cause issues for residents access / noise / disturbance
- Town is inundated with food halls/take outs
- Doesn't fit in with surrounding area
- Disturbance on late night opening - should be limitations on timings venue to be open
- Smell and aromas will affect surrounding residents
- Cllr Wardle noted the building has been sold and is going to be used for something, so need to make sure something worse is not put in place, or nothing at all and then for the building to fall into decay. Want

to see the building being used, so need to work with whoever purchased the building so they can run a business but not to the detriment of the local residents.

Redcar and Cleveland Borough Council (Conservation Officer)
(06/06/2024)

No objection as the proposal is overall considered to preserve the significance of the building, as required by Policy HE2 of the adopted Local Plan. The key merit is the sustainable re-use of the premises; especially important given the somewhat onerous maintenance requirements relating to the extravagant architectural features such as the prominent tower and spire forming the corner of Diamond and Milton Street.

Internally, some loss of historic fabric and fittings is inevitable due to the re-purposing of the building, the main loss being the bulk of the historic pews. However, a number are to be retained and re-aligned to support the new use and the chief benefit of the scheme is that the openness of the nave will be retained, with the removal of a modern sub-dividing wall even enhancing that openness. Another benefit arising from removal of that sub-dividing wall is that the easternmost stained-glass window will once again be able to be fully appreciated, thereby enhancing aesthetic values.

Whilst the submitted Design and Access and Heritage Statement confirms that the organ frontage will be retained insitu, the proposal is understood to include the removal of the bellows and associated mechanism to allow the current space taken by that equipment to be use for storage. It is clear that the organ has seen some modernisation, as evidenced by the modern electrical connections, though the provenance of the mechanical parts has not been established and may be original to the building. However, the loss of the equipment will only partially impact on the significance of the organ with historic and aesthetic values contained in the exposed parts being retained and continuing to contribute to the internal character of the interior.

The interventions comprising of the food stations and seating are positioned to the side of the nave so are anticipated to have a minimal impact, though the finished aesthetics and materials should be confirmed.

The following conditions are suggested:

- Prior to any internal alterations, a photographic record of all surviving historic interior features is to be made and submitted to the local planning authority.*

REASON: To safeguard evidence of the history and development of the listed building and to serve its interpretation to the public thereby preserving its special architectural and historic interest as required by Policy HE2 of the adopted Local Plan.

• *Prior to construction and/or installation, approval of the exact details of the design and materials of the bar, food stations and seating booths and doors shall be obtained from the Local Planning Authority.*

REASON: To ensure the use of satisfactory materials and to safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.

Historic England (02/05/2024)

Response received confirming that they do not require to be consulted on this application.

CONSIDERATION OF PLANNING ISSUES

The main issue to consider is the impact of the alterations upon the significance on the listed building in terms of its historical and architectural fabric.

Policy HE2 provides the relevant test for applications affecting heritage assets stating:

“Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will only be permitted if the proposal:

- a. preserves or enhances its significance as a heritage asset;
- b. protects existing historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfaces;
- c. retains historic plot boundaries and layouts; and
- d. ensures the sensitive and viable use of the building.

Setting of a Designated Heritage Asset

Any development affecting the setting of a designated heritage asset will only be permitted if the proposal:

- e. preserves or enhances its significance as a designated heritage asset;
- f. protects its immediate setting including the space(s) around the building and the historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfacing; and
- g. retains historic plot boundaries and layouts.

Substantial harm or total loss of a Designated Heritage Asset

Where a development will lead to substantial harm or total loss of a designated heritage asset, permission will not be granted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss and that cannot be met in any other way, or all of the following apply:

h. the nature of the designated heritage asset prevents all reasonable uses of the site;

i. no viable use of the designated heritage asset can be found in the medium term that will enable its conversion;

j. conservation by grant funding, or some form of charitable or public funding, is demonstrably not possible; and

k. the harm or loss is outweighed by the benefit of bringing the site back into use.

Other harm to a Designated Heritage Asset

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, it will only be permitted where that harm is outweighed by the public benefits of the proposal, including securing its optimum viable use.

Non-designated Heritage Assets

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.

In determining applications that would result in substantial harm to, or the total loss of, a non-designated heritage asset or its setting, the applicant will be required to demonstrate that the benefits of the development would outweigh any harm or loss of the heritage asset, based on its significance.”

In this regard the proposal would bring the building back into an active use which has inherent conservation benefits through daily maintenance of the building. The proposal would make only relatively minor alterations to the internal layout of the building with those being primarily restricted to areas with existing modern alteration. The proposal has been consulted upon with the Conservation Officer and is ultimately considered to preserve the special interest of the building and its contribution to the Conservation Area. The insertion of the food stalls, seating and extraction flue would be controlled by condition and the recording of the organ would be required. Subject to this being controlled by condition it is considered that there would not be any impacts upon the Historic significance of the building and the proposal is considered to be acceptable in this regard with Policies HE1 and HE2 along with the requirements of the Act and the guidance within the NPPF.

CONCLUSION

For the reasons outlined above the proposals would preserve the special interest of the Listed Building. The proposals accord with policy HE2 of the Redcar and Cleveland Local Plan.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT LISTED BUILDING CONSENT subject to the following conditions:

1. The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.

REASON: Required to be imposed pursuant to section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site layout Plan (unreferenced) received by the Local Planning Authority on 26.04.2024
Part Alley side elevation (referenced 004 Rev A) received by the Local Planning Authority on 26.04.2024
Proposed Floor Plan (referenced 002 Rev B) received by the Local Planning Authority on 26.04.2024

REASON: To accord with the terms of the planning application.

3. Prior to any internal alterations, a photographic record of all surviving historic interior features is to be made and submitted to the local planning authority.

REASON: To safeguard evidence of the history and development of the listed building and to serve its interpretation to the public thereby preserving its special architectural and historic interest as required by Policy HE2 of the adopted Local Plan.

4. Prior to construction and/or installation, approval of the exact details of the design and materials of the bar, food stations and seating booths and doors shall be obtained from the Local Planning Authority.

Thereafter only the approved details shall be implemented.

REASON: To ensure the use of satisfactory materials and to safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.

5. Prior to construction and/or installation, approval of the exact details of the design and materials of the extraction flue shall be obtained from the Local Planning Authority.

Thereafter only the approved details shall be implemented.

REASON: To ensure the use of satisfactory materials and to safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.