

St Mildred's Church and Hall, St Mildred's Road, SE12 0RA

Application No. DC/19/112087

Demolition of church hall and construction of replacement part one/part two storey church hall and community space to the side and rear and entrance lobby to the front at St Mildred's Church, St Mildred's Road SE12 together with 27 parking spaces, 3 motorcycle spaces, cycles storage and associated works.

This presentation forms no part of a planning application
and is for information only.





Ariel View







View within the site - Eastern end of the Church

Existing Site Context

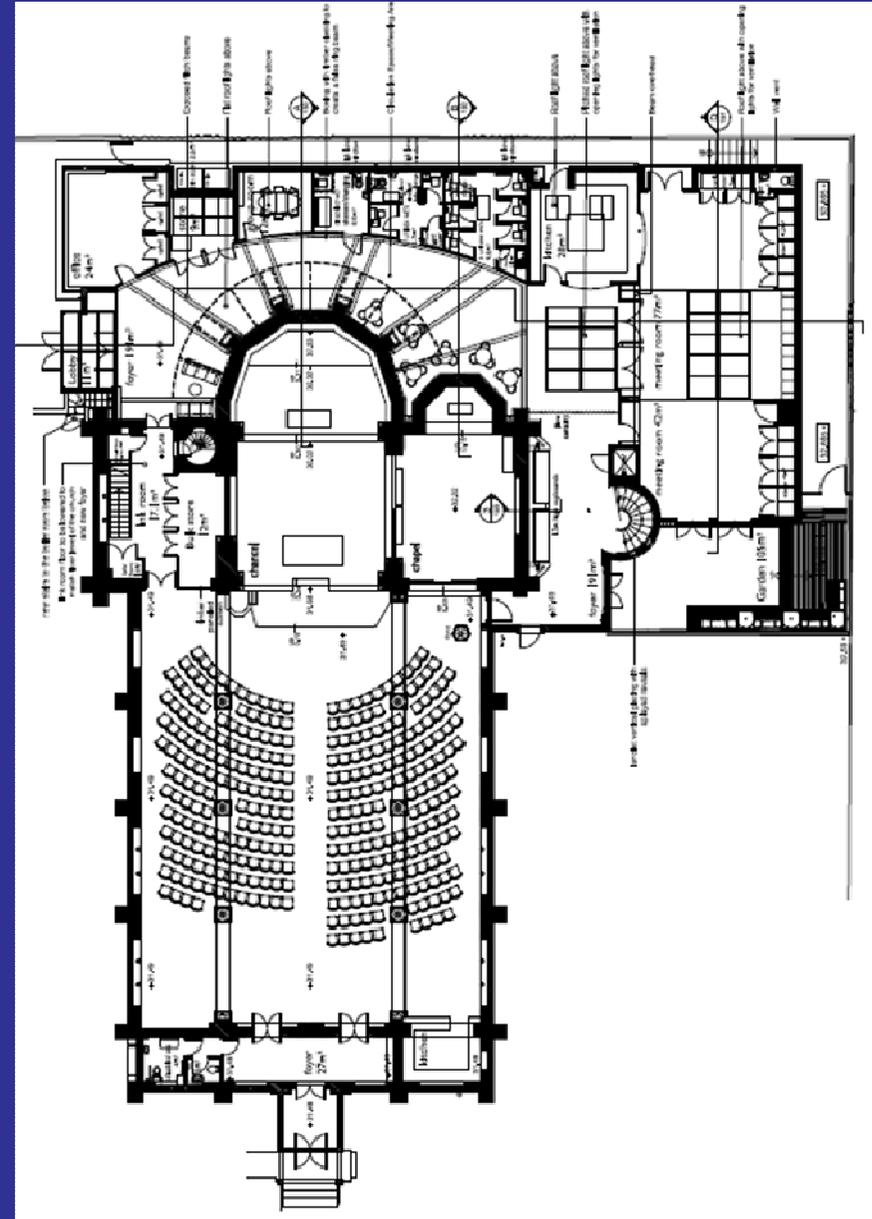
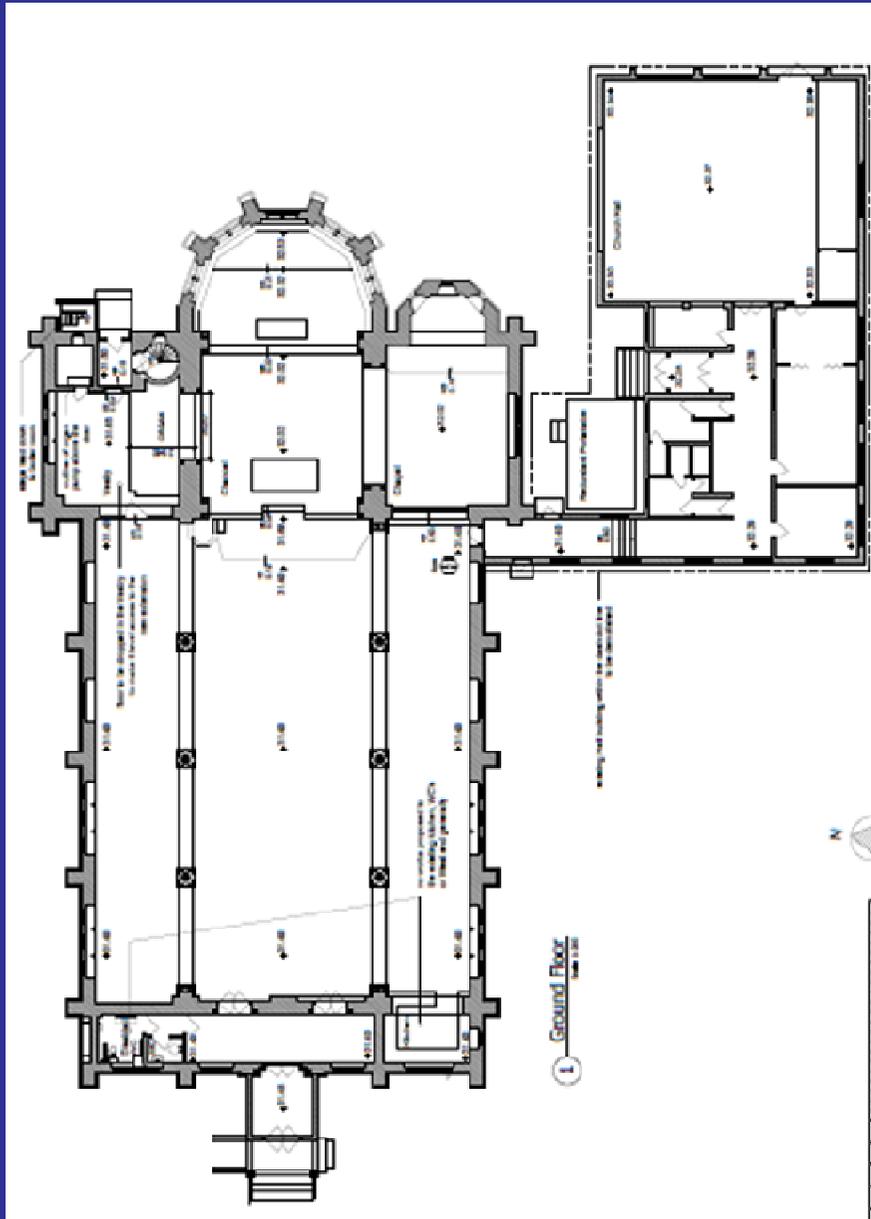
- Not a Listed Building
- Not located in a Conservation Area
- St Mildred's Church is a Non-Designated Heritage Asset (NDHA)
 - Appendix 1 of Committee Report

Heritage Significance

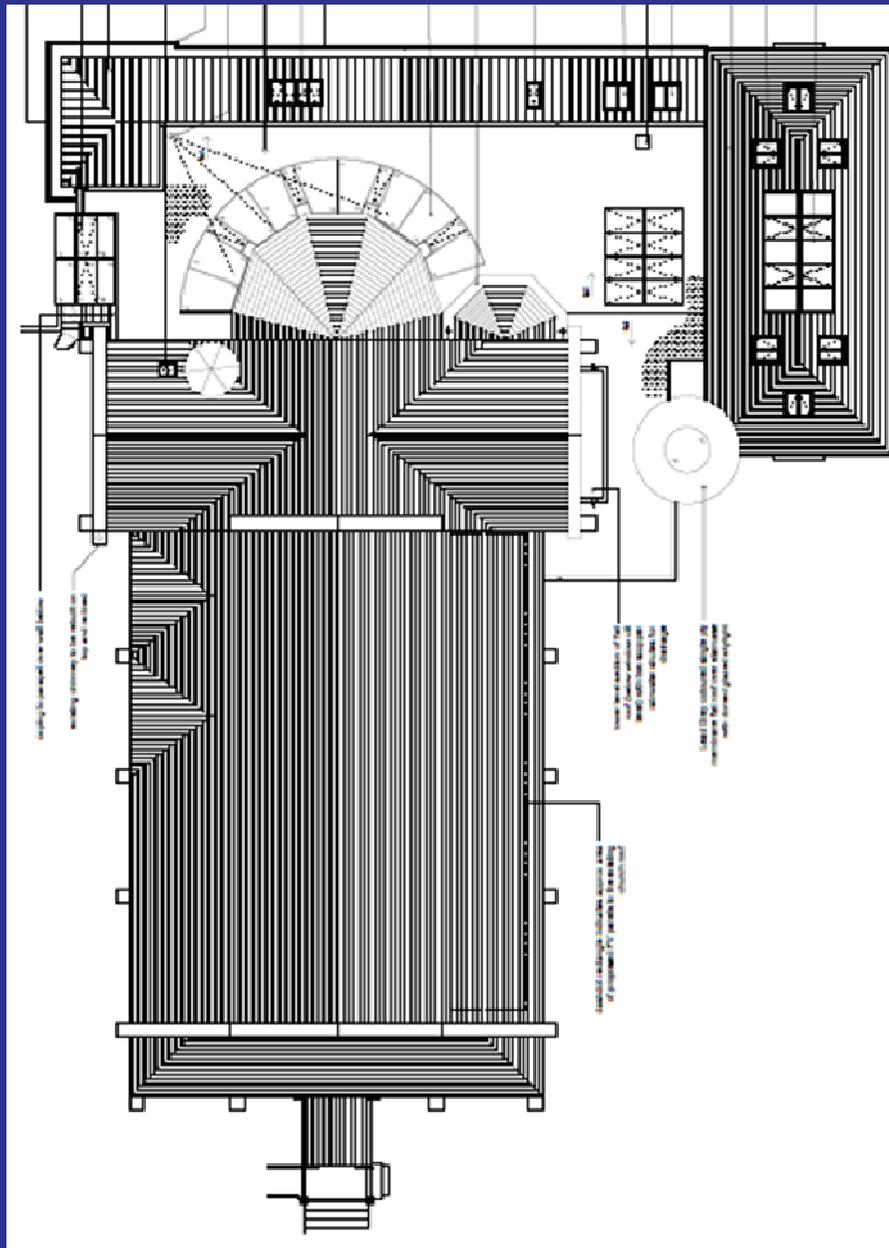
- Well preserved example of a suburban church - late Victorian period
- Works by significant international stained glass artist Wilhelmina Geddes
- Gothic Revival form in a Latin Cross
- High quality materials and detailing, stonework, and streetscape value

Proposed Development

- **Demolition** of 1960s existing Church Hall – **260m²**
- **Construction** of a part one/two storey hall to the eastern end of church – **599m²**
- **Alterations to existing** car park and **trees**
- **Internal** alterations to the Church (do not require planning permission)

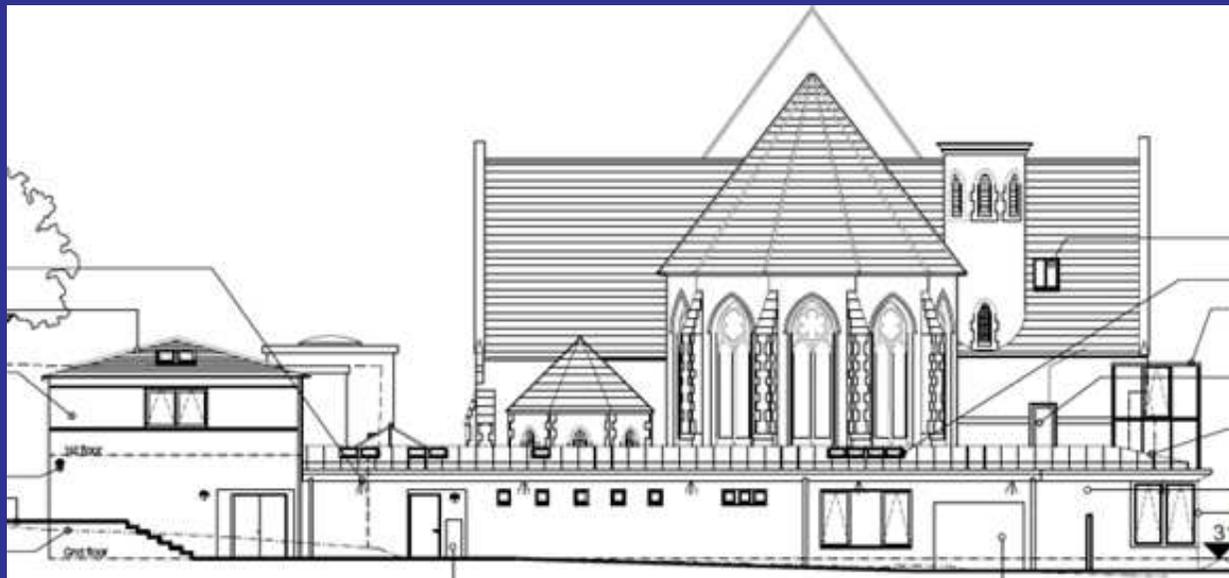


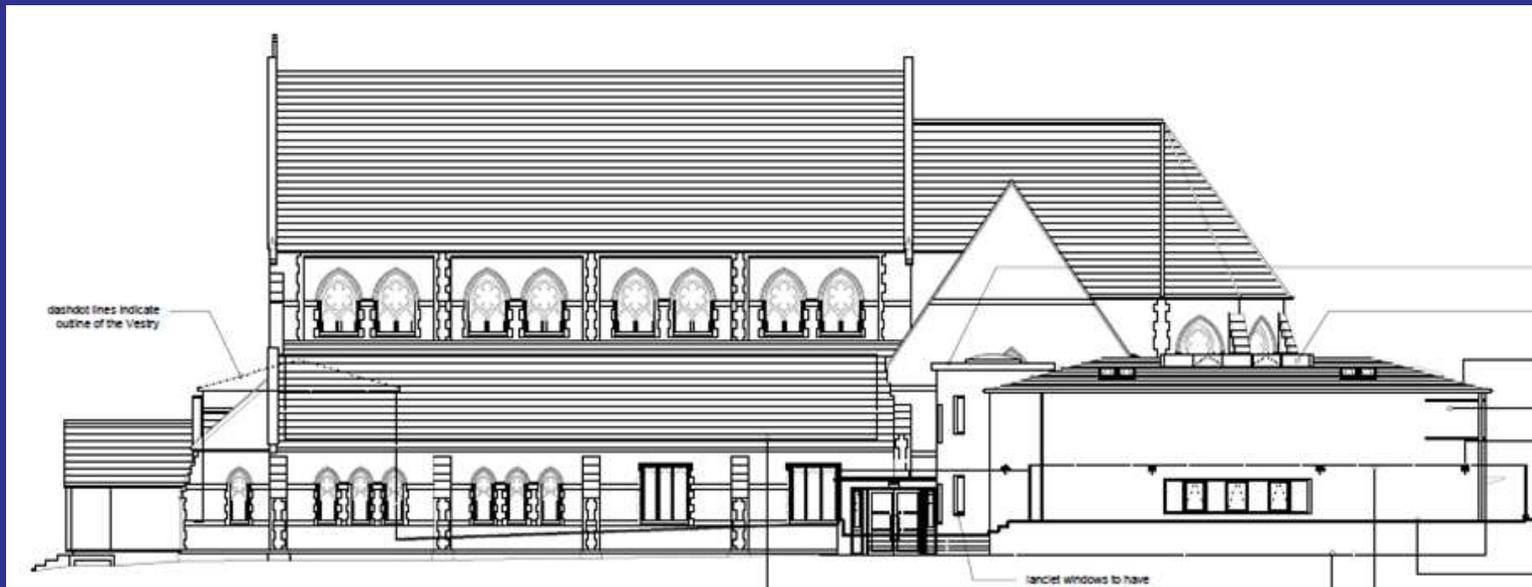
Existing and Proposed Ground Floor Plans



Proposed Roof Plan







Existing (ABOVE) and Proposed (BELOW) South Elevations



Existing (ABOVE) and Proposed (BELOW) North Elevation



Key Planning Considerations

- Principle of Development
- Heritage and Urban Design
- Transport Impact
- Living Conditions of Neighbours
- Trees and Landscaping

Principle of Development

- Demolition of the existing hall **Acceptable**
- Principle of further community space on the site **Acceptable**

Transport Impact

- Increased intensity of use **not proposed**
- Transport and Highways impacts **Acceptable**

Impact on Neighbouring Properties

- Proposal **not considered** to be overbearing, or result in overshadowing, loss of light or outlook
- Conditions would have been **recommended** to limit potential disturbance from the use of the hall

Heritage and Urban Design

St Mildred's Church - Non-Designated Heritage Asset (**NDHA**)

Two storey element

- Siting and scale - **acceptable** impact on character and appearance of St Mildred's Church

Single Storey element – **OBJECTION**

- **Obscures** architectural feature of the **apse**
- **Harm** to **architectural quality** and character
- **Harm** to local **townscape**
- **Disruption** of historic **form**
- **Clutters** and **obscures** principal architectural **features** (including buttresses)

Heritage and Urban Design – Other Issues

- Materials ‘insensitive’
- Single storey element: visually **incongruous** and overly **dominant**
- Loss of green buffer: **harms setting** of building
- Solar panels **incongruent** in heritage terms

Heritage and Urban Design - Conclusion

- Single storey element would lead to **less than substantial harm** to a Non-Designated Heritage Asset (NDHA)
- **Officer View:** Benefits of enlarged community space can be **provided without** current amount of **planning harm**

Tree and Landscaping

Car parking on existing green strip

- Harm to green road frontage
- Urbanising impact on the character of the Church

Root damage

- Loss of condition to frontage trees



Google Street View June 2

Paragraph 197 – National Planning Policy Framework (2019)

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Recommendation: Refuse Planning Permission (Paragraph 122 – Committee Report)

- 1) The proposed development, particularly the single storey element, by means of its bulk and scale, form, siting and materiality is considered to be an incongruent and over-dominant addition, which results in harm to the character and appearance of St Mildred's Church and the wider townscape.*
- 2) The proposed loss of existing green strip and associated works to the existing trees and to accommodate car parking, would lead to a demise of the trees (T1, T2, T5, T6, T7, T8, T9 and T19) in the foreseeable future due to root loss, as well as post development pressures, which in turn would detract from the setting and character of St Mildred's Church*