

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

22 October 2025

Application reference

25/00681/TDC1

Address

Land to the south of Church Avenue, Middleton

Proposal

Submission of technical details pursuant to permission in principle application 24/00969/PIP for the erection of 5no dwellinghouses with associated access, landscaping and car parking

Affected Heritage Assets

Designated heritage assets

- Church of St John (grade II)
- Thornham Parish War Memorial (grade II)

Non-designated heritage assets

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Summary

Assessment

The application site lies off Church Avenue. Permission in principle has been granted for the construction of five detached houses on the site (24/00969/PIP refers). This application seeks to confirm details such as the design and layout of the proposed dwellings, following on from this permission.

Church Avenue leads to St John the Baptist Church, which is listed at grade II. The church dates from 1907 and is built of sandstone with ashlar dressings. It occupies a prominent position in the landscape, due to the open character of the land around it. One of the key views of the Church is from Church Avenue, where the land slopes gently upwards towards the Church and lych gate, at the

western entrance to the grounds. The Church's significance stems from its architectural, historic and communal interest.

Thornham Parish war memorial lies within the grounds of the Church and is also listed at grade II. It commemorates the men of the parish, who were killed in World Wars One and Two. The war memorial is of historic and architectural interest, as well as holding group value with the adjacent listed church.

The site features within key views of the Church from Church Avenue. As such it is within the setting of this listed building. In accordance with NPPF paragraph 207, a heritage statement is required to support this application. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

A heritage statement has been submitted as part of this application. However, it does not meet these minimum requirements and is not acceptable. There is no mention of the Church of St John or Thornham Parish war memorial within the statement. Nor does it appear that the relevant historic environment record has been consulted. An updated heritage statement should be submitted. This should be carried out by a suitably qualified and experienced heritage professional. This document is required so that the impacts on the setting of the listed building can be properly assessed. Of particular importance is an assessment of the impact on the views along Church Lane towards the Church.

The scheme has been revised since its first submission and design changes have been made in consultation with the Council's Urban Design Officer. These changes are welcomed, particularly the omission of the dormer windows and change to include natural slate for the roof. The use of natural Welsh slate for the roof is welcomed and should be conditioned. Samples of brickwork, slates, ridge tiles and other external materials should also be required by condition, along with details of the boundary treatments – external boundaries should be brick as shown on the proposed site plan. The rooflights should be conservation style and set flush with the roofslope.

However, the requested information is required so that the overall impact can properly be assessed.

Conclusions

An updated heritage statement is required, as well as an assessment of the views along Church Avenue.

Re-consultation

Yes – on submission of requested details