

HD8 Preservation and Enhancement of Conservation Areas

HD11 New Development in Conservation Areas

HD18 General design requirements

2. The appellant considers that the proposed development would be entirely in accordance with the above and other policies said by the LPA to be relevant to this decision:

HD6 Churches and Cathedrals

HD17 Protection of Archaeological Remains

HD19 Access for All

HD20 Crime Prevention

HD22 Existing Trees and Landscaping

HD23 New Trees and Landscaping

OE11 Protection of Green Space

APPELLANT'S RESPONSE TO REASONS FOR REFUSAL

1. Character and Appearance of Grade I Listed Church

1.1 The appellant acknowledges that All Saints is the only remaining medieval church in Liverpool and as such is of exceptional historical value. Decisions relating to the protection and preservation of the heritage value of this Grade I national asset are dealt with by the Diocesan Advisory Committee, reporting to the Chancellor to the Diocese and ultimately responsible to the Consistory Court. Like English Heritage, the church members are aware that the building has been altered and extended over the centuries and that many original features of high significance are retained internally.

1.2 UDP Policy HD4 paragraph 7.25 explains that "*The best way of securing the future of listed buildings is to keep them in active use, but this will often necessitate some degree of adaptation.*" The documents accompanying the planning application explain the urgent need to improve access to the church and to provide modern facilities for the clergy and members of the congregation, particularly the elderly, disabled people and young families.

1.3 In early discussions, English Heritage and the Council's officers agreed that it would not be possible to accommodate the proposed new uses within the significant interior without unacceptable damage to the fabric of the building. They also accepted that the preferred location for the extension is to the north of the church "*which is the least historically significant part due to later alterations*" and which will have the least impact on the setting of the church.

1.4 The Planning Officer's report and the documents submitted with the planning application