

demonstrate how thorough the appellants and their architects were in progressing a sensitive design that will preserve and enhance rather than harm the Listed Church and its setting. The siting, massing, width and height of the extension were carefully considered in order to minimise and mitigate all potentially harmful impacts on the character and appearance of this outstanding Grade I Listed Church. The architect's contemporary solution has been agreed with the Planning Officer and English Heritage and is a widely accepted way of creating an appropriate form of extension to an important listed building.

1.5 The Inspector will see, from the submitted documents, that the appellants and their architects took great care to involve the church congregation, the Diocesan Advisory Committee, the City Council's Conservation and Planning Officers, English Heritage and other heritage organisations throughout the process of designing the proposed extension, in line with UDP Policy HD6. The scheme was adapted and revised to take into account the views of all interested parties, as described in the Planning Officer's report to Committee. English Heritage were willing to accept that the justification for the limited harm to the historic fabric of the building in terms of *"the benefits the extension will bring in order to secure the future of the building"* was acceptable (letter dated 7 June 2010).

1.6 The Planning Officer and English Heritage consider the proposed building to be a modest single storey extension. The overall size, height and width were designed to be as low and small scale as possible, with a rotund form to minimise the massing of the structure, a fully glazed link to the church and a green roof, to ensure that the building will be modest and subordinate, not overwhelming, in relation to the listed building, and not visually intrusive in any public views (see 4 below). English Heritage considered that the design would not draw attention from the main building (letter dated 7 June 2010).

1.7 The appellant considers that the rotund building with its glazed link will respect, complement and make a positive contribution to the character and visual quality of the Childwall area in line with UDP Policy HD18. It was agreed by all the relevant heritage organisations that this form of adaptation would be the most appropriate way of keeping the Grade 1 Listed Church in active use and achieving the PCC's aim of providing for the needs of elderly, young and disabled people *"in a manner which preserves the special architectural or historic interest of the building"* in accordance with UDP Policies HD4 and HD19.

2. Character and Appearance of Setting of the Listed Church

2.1 The siting of the building on the north side of the church was selected to avoid any potential harm to the character and appearance of the main setting of the building on the southern and eastern sides, as seen on the pedestrian approaches from Childwall Lane. The Inspector will see on site that the Hearse House on the roadside blocks public views towards the western and northern elevations of the church.

2.2 The appellant will point out on site that the medieval "organic" layout of grave sites and gravestones only survives immediately around the church building. However, any extension to the church would encroach on some of the existing burial plots, as the building is completely surrounded by graves. A more regimented layout is seen to the north of the straight path that crosses the site from the rear of the Hearse House towards the eastern end of the churchyard. These more modern undistinguished areas of the graveyard do not complement the intimate and informal character of the original layout. They are protected as a designated Greenspace in the UDP but are, quite correctly, not included within the designated conservation area.