

2.3 The layout of the graveyard is not mentioned in either the listing description of the church or the description of the conservation area and therefore cannot be considered to be a significant heritage asset. Only a very small part of relatively recent areas of the graveyard will be affected by the proposal. The cremated remains in the grave plot that has been the subject of the most concern to surviving family members could be moved and re-interred elsewhere in the churchyard. If any other headstones have to be moved they will be reinstalled in the nearest possible position against the churchyard boundary wall. The existing path will be relocated to run around the proposed new building to ensure that access is maintained to all areas of the churchyard.

2.4 No significant parts of the historic setting of the church, or any important views of the church building, will be lost or visually harmed by the construction of the new building. Therefore the appellant considers that the proposals will not conflict with UDP Policy HD5 where it states that "*planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building*".

3. Character and Appearance of Conservation Area

3.1 Childwall Abbey Conservation Area (No.8) was designated on 30 July 1969 and extended in 1991. The centre of Childwall, which forms the small Conservation Area, is said to retain "*a village character ... and to include four buildings of note*" and part of the leafy approach down Childwall Abbey Road. It should be noted that the boundary of the conservation area includes only a small part of the All Saints graveyard on the north-eastern side.

3.2 The area is described in the web version of a 1979 booklet issued by the City Council (www.walkingbook.co.uk/liverpool/pages/page08.htm). "*The Church of All Saints is Liverpool's only remaining medieval church, in the grounds of which is an early nineteenth century castellated Hearse House. Also castellated, and of the same date, is Childwall Abbey Hotel with ogee headed windows. The fourth building is Elm House, a large sandstone Georgian house hidden behind high walls and dense planting*" [Well Lane].

3.3 The area is "*well landscaped with mature trees and shrubs, and stands on high ground commanding long views to the north east across Childwall Valley and Bowring Park. The predominant material is red sandstone which is used for all these buildings and also for walls flanking the narrow, almost country, roads.*" The Inspector will see on site that the surroundings of the church on the north side, in public views from the road, are dominated by a large unattractive car park at Score Lane that significantly detracts from the character and appearance of the conservation area.

3.4 The proposed extension has been designed to preserve and enhance the character and appearance of the conservation area in line with UDP Policy HD8. It will also comply with the requirements of UDP Policy HD11 with regard to the high standard of design and materials that are proposed and the care with which the appellant has ensured that the extension will be appropriate to its setting and context "*without introducing changes which would detract from the character or appearance of the area*".

4. Views out of the Conservation Area

4.1 The openness of the conservation area does not appear to be a characteristic that is valued in the description taken from the web booklet above. This described the area, as it