

*Faculty – Grade II\* listed, medieval town church (restored by E.G. Paley c. 1855) facing the city of Preston on the south bank of the River Ribble – Faculty application to extend and improve existing parish rooms (c. 1956) attached to the north-west side of the church building to create a lower floor meeting room – DAC recommending proposals for approval by the court – Objections received from Historic England and the Church Buildings Council but neither consultee wished to become a party opponent – Faculty granted*

**Application Ref: 2025-109601**

**IN THE CONSISTORY COURT OF**  
**THE DIOCESE OF BLACKBURN**

Dated: Sunday, 30 November 2025

**Before:**

**THE WORSHIPFUL CHANCELLOR HODGE KC**

**In the matter of:**

**ST MARY, PENWORTHAM**

**THE PETITION OF:**

**THE REVEREND CHRIS NELSON (Vicar)**

**MR DAVID THORNTON (Churchwarden)**

**MR DAVID TUKE (Treasurer)**

This is an unopposed online faculty petition that was determined on the papers.

Objections were received from Historic England and the Church Buildings Council but neither consultee elected to become a party opponent.

The following cases are referred to in the judgment:

*Re St Alkmund, Duffield* [2013] Fam 158

*Re St Laurence, Combe* [2022] ECC Oxf 5

## JUDGMENT

### Introduction and background

1. This faculty judgment raises no new point of law or practice; but it does emphasise the value of viewing the subject church, and its surroundings, when considering a faculty application.

2. This is a formally unopposed, online faculty petition, dated 31 July 2025, by the Vicar (the Reverend Chris Nelson), the churchwarden (Mr David Thornton), and the Treasurer (Mr David Tuke) of the Parish Church of St Mary, Penwortham. They seek a faculty authorising:

(1) the repair of the lower part of a vandalised, central window light (c. 1901) which forms part of a three-light stained glass window in the wall on the south side of the nave, in accordance with a quotation and method statement from Lightworks Stained Glass Ltd, dated 25 February 2025; and

(2) the adaptation and extension of the 1950s parish rooms attached to the north-west side of the church building so as to create a lower floor meeting room with toilets and kitchen and an accessible entrance into the parish rooms.

These proposals have the full support of the Parochial Church Council (the **PCC**). The Diocesan Advisory Committee (the **DAC**) have recommended the proposals for approval by the court, subject only to the usual condition regarding the discovery of any human remains.

3. The first part of this application, involving the repair of a damaged stained glass window, is entirely non-controversial. Having viewed the vandalised window light, both from the exterior and the interior of the church building, it is clear that its present condition is detrimental to the church. That is particularly the case as the damaged window is located just to the east of the main south porch, and so can be seen by anyone arriving at the entrance to the church. I am entirely satisfied both that the proposed repairs are necessary, and that they will prove beneficial. They are to be carried out by reputable, and experienced, Lancastrian stained glass repairers and conservators, incorporating as many of the intact pieces of glass salvaged from the damaged window light as possible. These conservators have previously repaired another panel in the same window. Repairing the broken window will improve the church's energy efficiency, and so help to reduce their carbon footprint. When the repairs are complete, the restored window will enhance the appearance, and the significance, of this fine church building which, at present, suffers from a partly boarded-up section of window. I readily grant a faculty for this aspect of the works; and I need say no more about it.

4. The second part of the application, involving the adaptation and extension of the adjoining parish rooms, is supported by a great many documents which have been uploaded to the online faculty system (the **OFS**). These include (in addition to the documents specifically referenced below) revised drawings numbered 914.PL.01A, 02A, 03A, 04A, 05A, and 06A, prepared by Fish Associates Limited (who are the church's appointed architects), and their design and access statement dated September 2024; Greenlane Archaeology Ltd's Archaeological Desk-Based Assessment dated March 2024; Ian Rowan's Heritage Statement Rev A dated August 2024; and Amenity Tree Care Ltd's Arboricultural Impact Assessment dated 26 April 2024, Habitat Survey dated 15 May 2024, and Bat Survey Report dated 14 August 2024.

#### The church

5. The church of St Mary, Penwortham, lies to the south-west of Preston, in the Archdeaconry of Blackburn, and the district of South Ribble. It stands to the west of the A59, within the Penwortham St Mary's Conservation Area, and is accessed via Church Lane to the south. The churchyard was closed in 2000 by Order in Council; and South Ribble Borough Council is now legally responsible for the maintenance of the churchyard. The overgrown earth remains of the early medieval Castle Hill motte, a scheduled monument, lie in a disused part of the churchyard, to the north and east of the church building, overlooking an ancient ford across the River Ribble. These remains include a tree- and scrub-covered conical earthen mound, with diameters of about 36.5m at the base and 7.6m across the summit.

6. The church building itself was first entered as Grade II\* listed building on 11 November 1966. The listing entry reads:

*Church: west tower C15, nave with low aisles by E.G. Paley 1855, chancel C14. Stone, slate roof. Battlemented tower with diagonal buttresses; west doorway with moulded arch and hoodmould; moulded dripstone band (west front only) from which rises an arched 3-light 1st floor window with perpendicular tracery and hoodmould; above this is an ogee-headed niche with crocketed pinnacles, and at top level on all sides arched and traceried 2-light belfry louvres with hoodmoulds; battlemented coping with pinnacles. Nave has on each side 5 arched 2-light windows with curvilinear tracery. Aisles, which are buttressed at the corners, have windows with varied forms of tracery; prominent gabled porch with moulded arch at 2nd bay of south aisle. Low chancel of coursed rectangular blocks has angle buttresses, arched windows with simple cusped tracery, one other window on north side which is roughly square and has cusped jambs and head; and a narrow arched priest's door in south wall (now blocked) with a datestone above it lettered in relief F I A 1653 (said to be initials of John and Anne Fleetwood). Interior: nave arcade of 4 bays, columns alternately round and octagonal with moulded capitals; depressed kingpost roof, arch-braced chancel roof. Font, dated 1667, square with chamfered corners, on square pillar. Various memorial tablets of Rawstorne family; one in south aisle, dated 1863, to John Horrocks (d.1804; q.v.); another in chancel, to Christopher Musgrave of Edenfield, Cumbria, (d.1735) of black slate with Arms in the head. Fragments of early stained glass in chancel windows.*

There is no reference in this listing entry to the adjoining parish rooms.

7. I first visited this church on the morning of Friday, 7 June 2019, as part of a Diocesan Advisory Committee visitation of churches within the Leyland Deanery. At that time, our focus was on the poor condition of the churchyard, which the Borough Council are currently in the process of addressing. As will appear later in this judgment, I re-visited the church, specifically

for the purposes of this faculty application, on a wet and dull Autumn morning on Sunday 23 November 2025, spending almost two hours viewing both the interior and the exterior of the church building, and twice walking around the churchyard, taking digital photographic images, a selection of which I have attached at the end of this judgment, together with extracts from drawings of the existing and proposed western, southern, and eastern elevations of the parish rooms attached to the north-west side of the church.

8. In preparation for my original site visit in 2019, I had been provided with brief background information about the church. This explained that the oldest part of the church is the chancel, which dates from the 14<sup>th</sup> century. The west tower was constructed in the 15<sup>th</sup> century. The nave and aisles were expanded and rebuilt in 1855–56 by the Lancastrian architect, E.G. Paley (1823–95). As part of that restoration, the roof of the church was raised, and the north and west galleries were removed. Between 2009 and 2011 the interior of the church underwent a significant re-ordering. As the old, oil-fired boiler and associated hot water pipes were in a poor state of repair, under-floor heating was installed, and the pews were replaced by chairs. This work involved the excavation of the entire floor, both in the nave and the chancel, so as to facilitate the installation of the new heating system. Before this could be done, all the fixtures and fittings, including the pews, the pulpit and the choir stalls, were also removed. During the excavations, it was discovered that during the 19<sup>th</sup> century the nave had been extended to allow more room for the increasing population of Penwortham. The enlarged area extended over graves, some of which had collapsed, threatening to undermine the new floor foundations. Three crypts, containing the mortal remains of parishioners buried before 1856, were also discovered; and these were investigated by an archaeological team. Skeletal remains were removed for examination, and were eventually re-interred in the largest of the crypts before the new floor was laid. These crypts had lain undiscovered since the destruction of church records in a fire of 1856. To overcome the problem of collapsed graves in the nave, piling and concrete frames were installed to support the new floor. The heating system was installed, and covered by stone flags. All the flooring, in both the nave and the chancel, is now on one level. The pews were replaced by chairs, giving the church a light and airy interior, and allowing flexibility of use.

9. In anticipation of this extensive programme of re-ordering, an historic buildings inspector from English Heritage had visited the church on 21 December 2004. On 4 January 2005, he wrote to the church architects, indicating that he would raise no objection to the removal of the pews, the choir stalls, or the pulpit. The principal interest of the church, from an historical and architectural point of view, was said to lie in the medieval chancel and tower. Paley's rebuilding of the nave and aisles was considered to be "*a sensitive job*"; but his interior fittings were described as "*not remarkable*". The writer's "*only reservation*" concerning the re-ordering proposals was said to relate to the proposed provision

*"... of an enclosed first floor meeting room over the proposed narthex. This necessitates a full height glazed screen, which would be a costly item, as well as being rather visually disruptive. I can understand that an additional enclosed meeting room might be useful, but as a lift is not proposed, it would not be accessible for people with disabilities. It occurred to me that an alternative might be an extension of the vestry, perhaps by building out on the south side to increase the size of the existing large meeting room."*

The reference to the south side was clearly inserted in error, with the north side being intended. The parish abandoned any notion of a first floor meeting room in light of these comments.

### The present proposals

10. As described in the parish's revised statement of needs, the present proposals involve extending and redeveloping the existing 1956 extension to provide:

- *A room that meets the size requirements for a primary school classroom for 30 children and two teaching staff (54 square metres).*
- *Toilets including at least 1 accessible*
- *Kitchen facilities for light refreshments*
- *Parish Office*
- *Small meeting room*
- *Storage space*
- *Plant room*
- *Lift access between floors*
- *Secure access to this space*

*The extension has been designed to minimize the impact on the existing church building by placing it on the northern aspect of the church in an area of the churchyard rarely visited. The topography of the surrounding land means that it will not be visible from the closest public footpath (part of the Ribble Way) in Priory Park.*

*The attached architects plans show details of the proposal.*

*The proposal will improve accessibility by providing level access to the new extension both from the body of the church and directly from the west end. All the new spaces will be accessible by the provision of a lift to the lower level. It will improve circulation spaces within the extension. It will provide more spaces for simultaneous activities within the church plant.*

11. The revised statement of needs identifies the other options that have been considered:

*The possibility of building a free standing hall within the churchyard was considered. There was no suitable location for doing so, given the existence of the scheduled ancient monument (Norman motte and bailey) and the fact that the churchyard is formally closed and is in a conservation area.*

*At the time of the reordering of the church completed in 2011, there was a proposal to create a self contained meeting space at the west end of the church. This was not pursued following consultation with Historic England (then English Heritage) who advised the development of space to the north of the 1956 extension to reduce the impact on the significance of the nave and mediaeval tower.*

*A plan to build a larger extension that would have involved the demolition of the 1956 extension was presented to the DAC. This was not pursued as it was too large and had become too expensive to build. The current proposal involving enlarging the existing extension was developed instead.*

*This proposal has been subject to consultation with the DAC and Historic England and revisions suggested to reduce the impact on the significance of the building. The size of windows has been reduced to bring them more in keeping with the style of the historic building. The proposed quadruple glass panes of glass at the entrance has been replaced by a double door with glass either side to reduce the potential for the southern elevation of the extension dominating the view approaching the west end of the church. It is our view that the current plans do not have the detrimental impact suggested by Historic England and should be allowed to stand.*

The revised statement of needs explains that this proposal is being put forward now because the parish have been without the space afforded by their parish hall since the sale of their glebe land in 2017. The financial resources are available for this project, but inflation is impacting on the ability of the available capital to cover the cost of the works.

#### The statement of significance

12. The statement of significance notes that the 1950s saw an extension built at the north-west corner of the church building, enabling the addition of choir vestries and toilets. The extension itself is said to have a very low heritage significance, having been built in brick in the 1950s. Neither the current, nor the proposed, extensions to the church building will encroach upon the remains of the castle motte. The current extension has little historical, architectural or artistic interest or merit. Although listed due to its association with the church, the existing extension would not be considered viable for listing on its own merits. The main heritage significance of the extension derives from its proximity to the church and to Castle Hill. The present condition of the extension, and the modern materials used in its construction, could be seen as having a negative impact on the surroundings of the church, and can be considered to be of very low significance.

#### Initial consultation responses

13. *Historic Buildings and Places (HBP)*, formerly the Ancient Monuments Society, have raised no concerns over the remodelling and extension of the 1956 wing and welcome the composition and style, and the use of natural stone, laid randomly. HBP naturally welcome the plans to repair the damaged window. It is a refined piece of 1901, and it is fortuitous that the vandalism missed almost all of the figurework. HBP applaud the implication that every effort will be made to reinstate all the lost glass in as exact a replica as possible. HBP inquire whether there should be an audit of how to protect all the church windows into the future.

14. *The Society for the Protection of Ancient Buildings (SPAB)* are content to defer to the DAC and other consultees on this occasion. They do, however, wish to register their support for the observations and advice offered by the Church Buildings Council (on 28 March 2025) and Historic England (on 4 April 2025).

15. The Victorian Society (the **VS**) did not wish to comment, and are happy to defer to the DAC.

16. The DAC did not consult with the Twentieth Century Society (the **C20<sup>th</sup> Society**) but they nonetheless chose to respond through the JCNAS consultation stating that they had no comments to make on the application.

17. The initial consultation response of the Church Buildings Council (the **CBC**) to the proposals to extend the existing 1950s church extension and repair the damaged stained glass was contained within a letter dated 28 March 2025. This reads:

*The parish's aim to welcome school classes to the church is supported as part of the church's role as a local centre of worship and mission. The Council understands that following the sale of the previous site, arrangements for hosting school classes require better facilities for longer visits. The Council also recognises that the facilities in the 1950s extension need updating, including to provide equal access.*

*For all the reasons set out in the heritage statement, the church building externally is of high significance, and contributes to the conservation area. The cluster of listed structures and the scheduled monument contribute to the combined significance of the site and to the setting of each other. The significance of the extension is much lower. However, any new proposal on the site needs to consider the impact on the church, the setting of the heritage assets, the conservation area, and views.*

*The proposal does not change the fabric of the church building, but it does negatively impact the aesthetic of the church as the extension sits side-by-side with the listed building. The proposal is bulkier than the existing extension. Although the change in land levels is used to accommodate two floors, the proposal expands to the north much further than the existing footprint. The material palette mimics the existing extension, but the design details do not relate to the church well. It seems to be acknowledged that the existing design is poor, but no attempt is made to achieve something better. Acknowledging that the primary view for the conservation area and setting is from the south, the proposal still has a harmful visual impact, particularly from the west. The current extension reads as a small addition to the church, being only the width of an aisle. The proposed extension is nearing the width of the whole west elevation. It is out-of-scale with the host building. Those aspects that the legal system would term 'harm' (see the Duffield questions) will therefore need to be resolved either by reducing the size of the extension or by providing a clear and convincing justification for the need for the building, and at that size. If there is a less harmful way of achieving the same benefits, that approach is preferred.*

*The statement of needs is the parish's opportunity to make a detailed, evidence-based case to the Chancellor. The current submission is not supporting the parish's application well. A key question is why the parish feels the main body of the church, with moveable chairs and a clear space across the nave and aisles, cannot be used to host school groups through the week. The statement of needs could be improved by adding more specific aims; 'flexible possibilities and opportunities for effective mission and evangelism' seem like they could be easily, and perhaps better, achieved within the church building. The best way to conserve and enhance the significance of a church building is to keep it in regular use for worship, mission and community activities, encouraging its maintenance. For this reason, the Council would support the enhancing of the main church rather than creating another large, attached space.*

*The statement of significance downplays the significance of the stained glass window proposed for repair. From the photographs, it is clear that this is a window of 1901, in a Victorian style with Victorian morals reflected in the inscription. It has historical and aesthetic value and is of at least moderate significance. It would be useful to know if it is part of a set of windows within the church, and if it is by a known designer. Nevertheless, the proposal for*

*repair by a suitably qualified glazier will enhance the significance of the broken window by restoring its full imagery. The Council welcomes the reuse of glass pieces where possible. The proposed design has not been included in the application: this could be checked by the Diocese once prepared.*

*I hope that this advice is helpful in progressing the proposals for the parish. The Council would welcome the opportunity to review any revised proposals after the parish has had time to consider its advice.*

18. In their original consultation response, dated 4 April 2025, Historic England (**HE**) wrote as follows:

#### Significance

*The area surrounding St Mary's Church at Penwortham comprises a striking collection of historic assets and topographic features. A pre-Conquest motte and bailey castle was built here on a natural high point overlooking the River Ribble, and a Benedictine Priory was founded c 250m to the south-west around 1086. These two establishments were responsible for draining and setting out much of the arable land in the area in the medieval period. St Mary's Church was constructed c 50m south-west of the motte, probably in the 12<sup>th</sup> century, although the oldest elements of the fabric surviving today are the 14<sup>th</sup> century chancel and 15<sup>th</sup> century tower. The nave and aisles were re-built in the mid-19<sup>th</sup> century, and the existing parish rooms extension was built in the mid 20<sup>th</sup> century. Over time, the burial ground surrounding the church has extended to fill much of the redundant castle ditch and some of the mound. A former course of the Ribble has eroded the eastern part of the mound, and housing has been constructed to the west. These developments make it difficult to establish the boundaries of the former bailey area, however undulations and changes in ground level in the church yard are evident. The Church is listed at Grade II\*, due to its architectural and historic significance, and several grade II listed tombs and monuments exist in the church yard. The former motte is a scheduled ancient monument, and the whole area is part of St Mary's Conservation Area. The designated and undesignated assets and surviving topography in the area comprise the setting for the listed church and contribute greatly to its significance.*

#### Impacts of the proposals

*The proposals seek to enlarge the existing mid-20<sup>th</sup> century parish rooms extension to form a school room and other facilities. The nature of the sloping land means that this extension will have two storeys when viewed from the north and one storey when viewed from the south. We welcome the intention to provide equal access to the parish rooms, and for the church to be able to engage more frequently with the parish primary schools, however we have concerns over the scale and height of the proposed extension and its impact on the significance of the listed church.*

*When viewed from the south side of the church and from the lych gate, the main component of the new build will be largely hidden by the existing extension, however the apex of the roof will be visible as it will be higher than the existing building and break its roof line. We appreciate the effort to reduce the impact of the proposed large glass doors by reducing the number of doors to two, however we feel these would be more in keeping if they had wooden frames rather than constructed from structural glass. Currently, this mid-20<sup>th</sup> century*



*extension is unobtrusive in its cottage-like style and harmonious palette of existing materials. The use of large areas of reflective glass here could distract from the prominence of the church.*

*When viewed from the north, east and west, the proposed church hall extension appears overly large and dominant. The new build element would project out from the existing church covering a large portion of churchyard, further decreasing the legibility of the medieval topography and landscape. The pitched roof design will be higher than the existing roof and the floor to ceiling windows at ground floor are out of keeping with the modest style of the existing extension.*

#### Historic England's Position

*It is our view that the proposed extension is too large in footprint and height, and would be harmful to the significance of the listed church, its setting and the conservation area. Additionally, we do not feel that the application contains sufficient justification for why such a large extension is needed, and why the body of the church cannot be used instead. There is no information on class sizes or the frequency of visits anticipated, for example. The body of the church has been recently modernised and is a very useful and flexible space, and it is unclear why this area, or at least one of the aisles, cannot be used for the purposes of accommodating school children if the purpose of their visits is to experience and learn more about the church and its fascinating history. It may be a more efficient and cost effective solution to renovate the existing parish rooms to provide level access and updated kitchen, toilet and meeting room facilities to support the use of the church.*

#### The DAC's visit

19. The application for a two-storey extension to the north side of the 1950s parish rooms was first considered by the DAC at its meeting on 12 March 2025. The minutes note that consultation was in progress with HE, SPAB, the CBC, HBP, and the VS, and this was due to end on 8 April 2025. The minutes also record that a visit to the church had been arranged for Thursday 27 March to view these proposals on site, when a representative from HE would be in attendance. It was agreed to defer further discussion of the application until after that visit.

20. On Thursday 27 March 2025, the DAC chair, the DAC Secretary and Assistant Secretary, and six representatives of the DAC visited the church in connection with the present proposals. The incumbent, all three churchwardens, the inspecting architect, and a representative of HE (Ms Louise Davies) were also in attendance. I have had the benefit of considering the DAC's report of this site visit. The proposed works are summarised as follows:

*St Mary's is a building with a long and rich history, which has seen multiple modifications over time, as the congregation have sought to adapt to the changing needs of the parish. The proposed reordering is part of an ongoing aspiration to extend the useability of the building to reach more families and children in the parish. Planning meeting this objective started in 2004 and began to come to fruition in 2011 with the removal of the pews to create a more flexible space in the church building. On completion of these works the PCC then wanted to sub-divide the space to create a separate narthex, chancel and upper room, but were advised against it. Instead, the recommendation was to look at developing the 1950's extension to the north-west of the church building. A proposal to remove and rebuild the extension has been taken to DAC, but this has since been scaled back to the current proposal, which is to*

*develop and extend the current building. There was a church hall closer to the centre of Penwortham on glebe land, but this was sold in 2018.*

*The church building is used by local community groups and for regular annual events, as well as the occasional visits by both of the Church of England Primary Schools in the parish; Cop Lane and Howick. The parish would like to do more of the school visits, however, they are unable to host for more than a few hours at a time as there isn't space for the school whilst they maintain regular church activities in the church building. It makes regular visits particularly difficult due to the position of the church between 2-3km from each primary school, on the outskirts of Penwortham. Therefore the PCC would like to build a separate space that could comfortably host a primary class size of 30 for a full day, by extending the 1950's addition.*

*The extension would be two storeys due to the lay of the land, but it would be fully accessible throughout. It includes a church hall, kitchen and toilet facilities. Consideration has been given to the visual impact of the extension on the primary elevation to the south side, so only a small part of the new roof apex would be visible on the approach to the main church door. The two storeys will be fully visible from the northern and western elevations. To improve accessibility into the building, the current paving on the approach would be re-laid and extended across the front of the extension, with a ramp up to the separate access doors, to eliminate the step.*

*The build specification would align closely with the current extension by using similar stone, roof slates and bronze window frames to accommodate the thinner panes of glass, in keeping with the current architecture.*

21. The report of the site visit notes as follows:

*Overall the DAC were supportive of the principle of creating a separate space to host more community and school visits to the church, and felt that the proposal was a sensible and proportional solution. However, they felt that more specific details about the new uses that would be enabled by having the new space could be added to the Statement of Needs to support the application. The PCC and churchwardens outlined a number of close connections to the local primary schools, so would liaise with them to outline the specific new uses.*

*The DAC queried whether the new church hall could be rotated 90 degrees to reduce the projection into the churchyard. Steve Fish commented that this had been explored during the development of the plans, but it would then intrude into other more established areas. It would also interrupt the flow of the hollow of the churchyard in order to achieve the floorspace required, which wouldn't be appropriate.*

*Louise Davies raised concerns about the proposed style of windows. They are taller than the current windows which in spite of being relatively modern compared to the church, are thought to be sympathetic to the architectural style of the church building. Louise also commented on the quadruple panes of glass in the new entrance doorway, highlighting that this could reflect a lot of light and therefore visually dominate the southern elevation when approaching the main church door. It was asked whether the current double door style could be retained, or alternatively, if additional natural light is needed, whether the design could be amended to central double doors with glass panels either side.*

*The DAC asked whether it would be possible to lower the apex of the new roof, so that none of it would be visible on the primary southern elevation. Steve Fish advised that this would be difficult as the angle of the new roof apex would then be different to the existing apex. Overall it could be more visually detrimental to the northern elevation than the relatively minor visual impact of the apex on the south.*

*It was also noted that the chimney has been removed on the plans, but Steve Fish confirmed that this has no functional use.*

Overall, the DAC commented that the proposals were a good solution to help achieve the parish's objective of reaching more families and children. The proposed work was felt to be understated and sympathetic to both the historic church building and the character of the existing 1950s extension. The DAC provided advice on how the PCC could support their application by expanding the statement of needs to include more specific details of how the new space would be used, and reviewing the plans for the windows and doors. The site visit report also includes observations and advice from the DAC heating adviser.

22. At its next meeting, on 9 April 2025, the DAC noted that, following their site visit on 27 March, the project architect had produced revised drawings of the proposed extension. These changes took note of the recommendations made at the visit, such as revised window designs. Two letters of support had also been received from local primary schools, to add substance to the case supporting the proposed extension. These letters made it clear that only an extension could provide a suitable environment for visiting classes coming from a distance away, rather than it being possible to accommodate their needs within the church building itself. Consultee comments had been received from HBP, who had elected not to raise any concerns, and the VS, who did not wish to comment. However, the CBC had commented that the application would create a harmful visual impact, particularly from the west. They asked for the extension to be reduced in size to prevent this. The CBC had also observed that the existing statement of needs did not justify the extension, as opposed to the possibility of enhancing the reordered nave. HE had also indicated that they viewed the extension as having too large a footprint, and as being too high for its location within a conservation area. They had also questioned why space could not be utilised within the body of the church to accommodate the needs described.

23. The DAC noted that the consultees had not seen the new, revised drawings from the project architect, or the two letters from local schools, as these documents had been added to the faculty application after the consultees had sent in their comments. The DAC also noted that before it had become HE, English Heritage had visited the church in 2005, in response to the faculty application for the reordering of the nave, and had suggested that the PCC should explore an extension to the north, instead of creating a narthex meeting room; and this was why the PCC had pursued this particular option. The DAC was of the opinion that the height and size of the extension would not have a detrimental, intrusive effect on the visual impact of the church as the extension would not be seen unless walking in the churchyard, and would only have a minor impact on the main view of the church from the south-west. The DAC also considered the point, raised by the CBC and HE, that the reordered nave could be used as classroom space. It noted that the schools would wish to have a smaller, dedicated space for a day visit, where their pupils could assemble safely, similar to the type of accommodation offered to schools by museums and other visitor attractions. It would be difficult to provide safe accommodation in the nave that would address the safeguarding of pupils during these visits. The DAC acknowledged that the statement of needs should be strengthened so as to provide

robust reasons why the extension is needed for classroom space, and explain why the nave is not suitable for school visits. It should also give more details of the other type of activities and community use proposed for the new extension, which could include testimony from projected hall users. The DAC recommended the application, subject to the revision of the statement of needs in order to satisfy the concerns of the CBC and HE during the second round of consultation.

#### The revised statement of needs

24. Following this site visit, the parish submitted a revised statement of needs in June 2025. This addresses the demographics of the worshipping congregation, describes the nature of, and attendance at, church services, and explains the other uses to which the church is currently put. The church is said to lie in one corner of the parish, which serves a population of approximately 10,306. Due to its location, the church is not a place that non-churchgoers would visit in passing, nor is it adjacent to any local school. Any activities facilitated at the church will need to be because it is a ‘*destination*’. There are 93 people on the recently revised electoral roll. The current congregation is predominantly over retirement age. Since Covid, there has been no provision of activities specifically for children and young people during the regular Sunday services, or at other times, in part due to the lack of any suitably sized rooms in which to hold such activities. The parish feel the need:

(1) To replace some of the space that was lost when the separate parish hall was sold, as agreed with the diocese, in 2017. This was a temporary structure, on glebe land, with a lease which was shortly due to expire. The parish currently have no defined parish office; and the rooms in the existing extension are too small for activities such as junior church, or for use by visiting church schools, and they cannot be separately secured.

(2) To bring the facilities in the existing 1956 extension up to date, including the provision of disabled access and toilets in compliance with the Equalities Act 2010. The current facilities for providing refreshments after services, or when community events are held in the church, are limited, and create potential health and safety hazards when catering for more than 15-20 people.

(3) To provide a space that will enable the parish to generate income beyond the direct giving from the congregation, so as to allow them to continue their mission and outreach to their parish, and to maintain the Grade II\* listed building that they occupy as an active site of worship, and not purely as an historic monument.

25. Due to the nature of the terrain, the provision of the new space at the same level as the church would permit the parish to reuse the existing, lower level, space, along with the extra space formed by the extension, to create a smaller meeting room, parish office, and storage at the lower level. The inclusion of improved kitchen facilities will allow the safe preparation and service of tea and coffee after regular services, as well as facilitating the safe provision of light refreshments at larger events, whether these are church or community events. The provision of accessible toilets, level access, and a lift to the lower level will meet requirements in the Equalities Act 2010.

26. The parish address the evidence for their needs under the following three heads:

(1) Classroom space and space for youth work

The proposed extension will provide a discrete space that meets the legal minimum size requirement for a classroom for 30 primary school children and two staff (54 square metres). It will be possible to provide secure access to this space, meeting safeguarding requirements for visits from schools or other groups involving children and young people, similar to those provided by museums, or other external establishments that schools may visit. This would mean that a class could visit for a complete school day, reducing the impact on school resources that current visits entail. There are two schools in the area. At present, in the case of their more distant school, the children have to be bused to and from church; and additional adults need to be present to supervise the children whilst they are in the church as it has to remain open to the public. In the case of the nearer school, sufficient adults, including governors or other suitable adults, have to act as an escorting human train to and from the church, as well as ensuring the safety of the children whilst they are in the church. With the proposed facility, children could be brought directly to, and collected from, the church, where the children could use the new secure classroom, and access the church in small, supervised groups at relevant points during their day, returning to the classroom to continue activities there. This would significantly reduce the resources required by each school to facilitate their visits. The two church primary schools in the parish have stated they would bring years 3-6 once each term, meaning eight day-long visits per term. As part of their outreach and community involvement, the parish would invite other local schools, both primary and secondary, and also the University, to come to explore the historical, archeological, and geographical features of the site, including the Norman motte and bailey, and the Commonwealth War Graves. The new space would also be used by the parish for its young people's work, such as junior church activities. These have lapsed post-Covid, in part due to the lack of space in existing rooms, meaning that adult volunteers are not prepared to work in the cramped conditions.

## (2) Community Use

Having two discrete spaces - the upper level classroom, and the lower level meeting room - will lend themselves to being let out to community groups. The parish are aware that their neighbouring parish, which has a purpose-built hall with more than one space within it, is unable to fulfil all the requests it receives for groups to use its space. These facilities would allow this parish to offer an alternative location. When the church owned their own parish hall, they had a number of lets from community groups, who have been unable to find satisfactory alternative locations, and have expressed interest in utilising the new facilities once these are available. The blood donor service did attempt to use the body of the church as an alternative location when the former parish hall closed, but the parish were unable to maintain a suitable constant temperature in that space. With the new facilities, the parish would be able to offer a space that can provide the required temperature. The church is used by performers at events such as 'Penwortham Live'. These are well received by the community and performers, particularly musicians, who admire the acoustics of the church building. However, the lack of '*dressing room*' space for larger groups, such as orchestras and bands, to assemble or store personal belongings detracts from the appeal of the location, and could present a health and safety hazard due to overcrowding. At the most recent '*Penwortham Live*' event, one band of 50 musicians performed, and their instrument cases completely filled the available space in the existing extension. The new spaces would alleviate this, and also offer space for rehearsals. They would also allow the parish to offer space for events associated with occasional offices, such as celebrations after a baptism, or a wake after a funeral.

### (3) Income generation

To be able to continue to function as a parish, and to conserve and enhance the significance of the church building, the parish need to be able to generate an income from the proposed extension to replace income previously received from lettings in the former parish hall. When it is not being used in connection with the parish's own mission outreach and teaching, or by associated schools or community groups, the parish would look for other opportunities to generate income through letting out the new space. Following discussions with parishioners, further ideas which have been suggested, for which it would be appropriate to charge, and which could be pursued further once the parish have an agreed proposal to market, include the provision of:

- (a) Space for teaching children with special needs who are, e.g., school phobic, or who require space away from distractions and excess stimulation;
- (b) A location for supervised parental access to children;
- (c) An ad hoc meeting place for small or medium sized businesses, and away-days for teams; and
- (d) Teaching and rehearsal spaces for musical instruments (especially noisy ones).

Whilst, at present, the parish do make a small income from letting the main church building, mostly at evenings or weekends, it is not practical to look to expand this as an income stream because at present the parish cannot:

- (i) offer regular, day-time guaranteed use of the building;
- (ii) provide a secure environment; or
- (iii) subdivide the space to provide multiple, simultaneous lets.

The revised statement of needs considers how this proposal would allow the parish to increase their outreach to the community by becoming a '*destination*' location. They would look to use any opportunity to encourage those who may not attend church regularly to come to this site to explore it. This would include, but not be limited to:

- (1) School visits to explore both the building and the churchyard;
- (2) University visits by forensic archaeologists and building conservation students;
- (3) Concerts and other live performances; and
- (4) Involvement in heritage open days, and festivals of archaeology.

The parish will explore opportunities to engage with both local, and national, groups with an interest in history or archaeology to encourage them to use the facilities to highlight the significance of the church within the local environment. They will work with Lancashire Museum to allow visitors to the church to understand the context of the Fleetwood surcoat, which was previously held within the church. This is now housed at the museum because this provides a more suitable environment in which to preserve this unique item. This could present an interesting research project, exploring the provenance of this item, and how it came to be held in the church.

27. The revised statement of needs observes that, as the parish's outreach will largely be extended to occasional visitors, it will be in the nature of the good sower. Seeds will be scattered; but when, and where, any are able to germinate, develop, and bear fruit is beyond the parish's control. The new facilities would, however, provide the parish with a more suitable environment to nurture those seeds that do show signs of growth in their own locality.

#### Letters of support

28. The parish have also provided letters of support from:

(1) The treasurer of St Leonard's Penwortham, another church in the local area, who speaks of their inability to provide space for clubs, parties, etc because on many days they are full to capacity.

(2) The head of history at Penwortham Girls' High School, who sees the proposal to create a new classroom space at St Mary's Church in Penwortham as *"a valuable opportunity to enrich our pupils' learning and deepen their appreciation of our local heritage"*.

(3) The headteacher of Howick Church of England School in Liverpool Road, Penwortham, who highlights the profound impact this proposal would have on the children in that school. *"As our community continues to grow, so does the need for expanded educational facilities that foster spiritual and academic growth in a safe and nurturing environment ... I wholeheartedly believe that investing in this project will benefit our children and future generations by equipping them with the tools to grow in faith, wisdom, and character. I sincerely urge you to support this initiative and help make this vision a reality for our church, school and community."*

(4) The headteacher and the chair of governors of Cop Lane C. E. Primary School, one of the church's linked schools, who *"recognise how this could further support the learning of the children at Cop Lane as well strengthen the already well-established link between the school and St Mary's Church ... We fully support this project. It will benefit our children, school and church well into the future by enabling the vision of both St Mary's Church and Cop Lane C.E. Primary School to be lived out to nurture our children in faith and provide them with a world-class Christian education."*

(5) The regional planning manager for blood donation services in the north of the country, who reports that they do not currently have a usable venue in the Penwortham area so that donors have to travel into central Preston. The blood donation service would definitely be interested in returning to the church to hold blood donation sessions should appropriate facilities become available in the future.

These letters of support have all been uploaded onto the supporting documents section of the OFS.

#### Later consultation responses

29. On 23 June 2025, the CBC provided further advice as follows:

*The Council would like to thank the parish for its work in improving the statement of needs. The revised statement is much clearer about the intended purposes of the extension. The use as a school classroom and to host blood donation sessions is well evidenced with letters of support. The Council understands how this work ties to the church's mission and outreach. The other suggested uses for leasing and community use, however, appear to be ideas with*

*little to show that they would come to fruition. While these are good for the parish to keep in mind and enact should the extension be built, they have less weight for justifying the proposal.*

*The revisions to the proposal have not changed the size of the extension. The proposed extension is too large – both in height and footprint – to sit comfortably alongside the host building. It has a harmful visual impact. The question of whether a classroom could be accommodated within a smaller extension remains.*

*The main church interior seems underused in these proposals. The Council understands that the parish has previously been advised that development to the north of the parish rooms is preferable to altering the nave and aisles, but housing any shared facilities sensitively within the church may help support the continued use and maintenance of the main church whilst unlocking potential for the extension to be reduced in size. In this Council's view, this would be worthwhile to revisit.*

*The revisions to the proposals contain no further information on the significance of the stained glass or the methods of repair. The Council's comments on this, contained in the letter of 28 March 2025, still stand.*

*I hope that this advice is helpful. The Council hopes that small revisions to the design of the extension might be possible in order to reduce its scale. This would reduce the harmful impact to the listed building and the setting of heritage assets clustered in the area. The Council would welcome consultation on revised proposals.*

30. On 4 July 2025, HE submitted further advice as follows:

*We welcome the revised Statement of Needs provided by the church, and the letters of support from local schools and regarding the blood donation sessions. It is useful to hear from the schools about safeguarding and secure classroom space.*

*We remain concerned about the scale of the proposed extension and think that it would be harmful to the significance of the listed church. The height and overall footprint size mean it is too dominant. We think there is scope for an extension to the existing parish rooms, but do not think that eight visits a term from schools can justify such a large extension for a dedicated classroom space.*

*We recommend a multipurpose approach to the use of the existing space in the body of the church, and a less obtrusive extension to the parish rooms to upgrade that space. Having fewer dedicated spaces, and more flexible multi-use spaces, would be less harmful to the significance of the listed building while meeting the needs of the church and community.*

*Recommendation*

*Please contact me if you wish to discuss these comments. Any unamended application for faculty for this work can be determined without further reference to Historic England, but please consult us again if there are any material changes to the proposals. We would be grateful for a copy of the Diocesan Advisory Committee's advice in due course.*

*The DAC's Notification of Advice*

31. The DAC next discussed the application at its meeting on 16 July 2025. The DAC noted that consultation had taken place with HBAP, who had no objections; the VS and SPAB, who



had deferred to the DAC; and the CBC and HE, who had expressed concern at the size of the extension, and the need for this when the church building could be used; and had asked for the statement of needs to be strengthened to support the application. The PCC had supplied an updated statement of needs, and had provided letters of support for the application. Further consultation had taken place with the CBC and HE. The CBC had maintained its concerns regarding the size and visual intrusiveness of the extension. The DAC noted the objections of HE and the CBC to the proposed extension. The DAC was of the opinion that the extension was not over-large, but rather that it was understated and sympathetic to both the historic church building and the character of the existing 1950s extension. The DAC noted that the PCC had provided sufficient justification in its statement of needs for the proposed size of the extension to the north side of the parish rooms, and the need for an extension rather than the use of the existing reordered nave of the church. The DAC did not agree that the extension would have a harmful impact on the view from the west as only a small section would be visible alongside the existing view. The view to the north would be impacted, but that is a little-used part of the churchyard. The DAC noted that the PCC had pursued a previous scheme for creating a multi-use flexible space in the body of the church when the nave was reordered, but that this had not been supported by HE, who had suggested that an extension to the north of the parish rooms should be explored instead. The DAC therefore elected to recommend the application despite objections from consultees.

32. The DAC issued its Notification of Advice on 18 July 2025, following its meeting two days earlier. It recommended the proposals for approval by the court, subject only to the usual condition regarding the discovery of any human remains. The DAC advised that the proposals were likely to affect the character of the church as a building of special architectural or historic interest, but not the archaeological importance of the church, or any archaeological remains existing within the church or its curtilage. In light of this formal advice, notice of the proposals was published on the diocesan website in accordance with rule 9.9 of the Faculty Jurisdiction Rules 2015, as amended (the **FJR**). In addition, the usual public notices were duly displayed on a notice board inside the church, and also on the principal door, where the notices could be read by the public, between 1 and 31 August 2025. No objections have been received in response to these notices.

33. The Notification of Advice records that objections have been raised by the CBC and HE, and that these have not been withdrawn. The DAC's principal reasons for recommending the works or proposals for approval, despite those objections, are:

*The DAC noted the objections of Historic England and the Church Buildings Council to the proposed extension. The Committee was of the opinion that the extension was not over large but rather that it was understated and sympathetic to both the historic church building and the character of the existing 1950s extension. The Committee noted that the PCC had provided sufficient justification in its Statement of Needs for the proposed size of the extension to the north side of the parish rooms and the need for an extension rather than to use the existing reordered nave of the church. The DAC did not agree that the extension would have a harmful impact on the view from the west as only a small section will be visible alongside the existing view. The view to the north will be impacted but this is a little used part of the churchyard. The DAC noted that the PCC has pursued a previous scheme for creating a multi-use flexible space in the body of the church when the nave was reordered, but that this was not supported by Historic England, who suggested an extension to the north of*

*the parish rooms should be explored instead. The DAC therefore elected to recommend the application despite objections from consultees.*

Consideration of this petition

34. This online faculty application was first submitted to me on 6 October 2025. Since two of the statutory consultees (the CBC and HE) had not withdrawn their earlier objections to the size of the extension, I directed that special notice, under FJR 9.3, should be given to those two consultees. On 3 October 2025, the Diocesan Registrar wrote to each of HE and the CBC, asking them to let her have any further representation they might wish to make on the proposals, and offering them the opportunity to become a formal objector to the proceedings, by sending her a completed Form 5 (copies of which were attached for convenience). I have therefore had to defer consideration of this faculty application whilst I waited to learn whether either HE or the CBC might wish to become a party in formal opposition to the application, or if they had any additional representations to make. By email dated 24 October, the CBC responded that it had nothing to add to its previous letters, and did not wish to comment any further. This was communicated to me by way of an email from the Registry dated 3 November 2025, together with the information that the Registry had heard nothing further from HE by way of response. There was then a further delay in determining this faculty application until I was able to make arrangements to view the church and its surroundings. This I was unable to do until Sunday, 23 November 2025. On 26 November 2025, the Senior Church Buildings Officer confirmed that there had been no further contact from HE since their response to the second round of consultation. She reiterated that the DAC had been content that the parish had adequately addressed HE's concerns by changing some elements of the design to address the comments HE had made during the DAC's visit to the church, and by strengthening the statement of needs. She also confirmed that since the DAC had not agreed with the points raised by HE in its second consultation-round advice letter, the DAC had not seen any need to invite the parish to engage in any further discussions with HE. I understand that, in light of HE's objection to the planning application, South Ribble Borough Council, as the local planning authority, have deferred consideration of the parish's application for planning permission, and listed building consent, pending the final determination of this faculty petition.

35. Since this faculty petition is formally unopposed, I am satisfied that it is expedient, in the interests of justice, for me to determine it without a hearing, and on the basis of the extensive documentary material that has been uploaded to the OFS, all of which I have considered and bear firmly in mind. In particular, I have had regard to the helpful observations received from the CBC and HE. Proceeding in this way helps to further the overriding objective of the FJR of dealing with this case justly, cost-effectively, proportionately, expeditiously, and fairly.

The legal framework

36. Since St Mary, Penwortham is a Grade II\* listed church building, I must necessarily have regard to what have become known as the *Duffield* guidelines (named after the decision of the Court of Arches in the leading case of *Re St Alkmund, Duffield* [2013] Fam 158), as explained and expanded in later cases. It is sufficient for me to refer to the following summary of the relevant principles, which I take from paragraph 19 of my decision (in the Diocese of Oxford) in the case of *Re St Laurence, Combe* [2022] ECC Oxf 5. (Although that case concerned a Grade I listed church building, the same principles apply equally to a Grade II\* listed church building, such as St Mary, Penwortham; and I have amended the citation to reflect this fact.)

*In summary, for the purposes of the present case, which concerns a Grade [II\*] listed church building, I must consider:*

- (1) The degree of harm that these proposals, if implemented, would cause to the significance of the church as a Grade [II\*] listed building of special architectural or historic interest; and*
- (2) Whether the petitioners have demonstrated a clear and convincing justification for their proposals, in terms of any resulting public benefits which would outweigh that harm.*

*In doing so, I have to bear in mind:*

- (a) That the burden rests on the petitioners to demonstrate a sufficiently good reason for making any changes to this listed church building;*
- (b) That the more serious the harm, the greater the level of benefit that will be required before the proposed works can be permitted;*
- (c) Since this building is listed Grade [II\*], only exceptionally should serious harm be allowed; and*
- (d) Whether the same, or substantially the same, benefits could be obtained by other works which would cause less harm to the character and special significance of this church building.*

*My view of the church and its surroundings*

37. As previously noted, I visited this church, specifically for the purposes of this faculty application, on a wet and dull Autumn morning on Sunday 23 November 2025, spending almost two hours within, and outside, the church building, and twice walking around the churchyard, taking digital photographic images, a selection of which I have attached at the end of this judgment. The need for the repair of the damaged stained glass window light was readily apparent to me. I was impressed by the beauty of, and the sense of space afforded by, the interior of the church, which seem to me to reinforce, and enhance, its significance. It was clear to me that the church interior would not lend itself to any form of sub-division so as to create an appropriate space or spaces for accommodating visiting schoolchildren without causing serious harm to the appearance, the setting, and the significance of the church interior.

38. From my perambulations in the churchyard, I do not consider that the proposed extension would cause any more than moderate harm to the setting, the appearance, or the significance of this impressive church building, its curtilage, or the conservation area in which it stands. There will be very little change to views of the church from Church Road and the lych gate to the south, which constitute not only the principal, but also the only real means of, access to the churchyard and the church building. The existing parish rooms have already compromised views of the church from the west and the north. I do not consider that the larger footprint, and height, of the proposed extension to the existing parish rooms will cause any more than moderate additional harm to those views. Because of the topography of the surrounding land, as it falls away to the north, and the approach to the church from the south, I consider that any visual impact upon the aesthetic and significance of the church building will be extremely limited. I disagree with the views of the CBC and HE that the scale and height of the proposed extension will be unduly intrusive or dominant. I prefer the assessment of the DAC that the impact on the view from the west will not be harmful since only a relatively small section of the new extension will be visible alongside the existing view. In my assessment, the view from the

north of the churchyard will be little impacted; and part of that impact will be beneficial because, as part of the new development, the existing chimney will be removed. As should be apparent from the photographs (and particularly photograph 6), this chimney presents itself as a carbuncle on the roof of the existing parish rooms; and its removal will improve the view of this part of the affected section of the parish rooms from the north. In any event, the areas with views of the parish rooms from the west and the north are little-used parts of the churchyard; and I would assess any harm that may result from any adverse impact on views of the church from these areas as moderate.

### Conclusion and reasons

39. I would not go so far as the DAC in describing the proposed extension to the existing parish rooms as “*understated*”. However I do with the DAC agree that its footprint, scale and height is no larger than is absolutely necessary; and that they are sympathetic, both to the historic church building, and also to the character of the existing 1950s extension. I note that consideration has been given to lowering the apex of the new roof, so that none of it would be visible from the principal, southern elevation. However, the church architect has advised that this would be difficult as the angle of the apex of the new roof would then be different to the existing apex. I would defer to his view that, overall, it would be more visually detrimental to the northern elevation than the relatively minor visual impact of the apex from the south. I find that no more than moderate harm will be caused to the appearance, the setting, or the significance of this Grade II\* listed building, the curtilage of the churchyard, and the wider conservation area, by the visual impact of the proposed extension. I am entirely satisfied that the petitioners have provided sufficient justification in their revised statement of needs both for their proposal to extend, and adapt, the existing parish rooms, rather than seeking to adapt, and utilise, the interior of the church, and for the proposed scale of the extension to the north side of the parish rooms. Their case is endorsed by the letters of support for their proposal that they have uploaded to the OFS. I accept, and endorse, the DAC’s advice to recommend this faculty application despite the objections from the CBC and HE.

40. I bear firmly in mind that it is the petitioners who bear the burden of demonstrating a sufficiently good reason for making any changes to this Grade II\* listed church building. However, I am satisfied that they have discharged the burden that lies upon them of demonstrating a clear and convincing justification for their proposals, in terms of the resulting public benefits, which far outweigh the moderate harm that implementing these proposals will cause to the significance of this Grade II\* listed church building. I am also satisfied that neither the same, nor substantially the same, benefits can be secured by any other works which might cause less harm to the character, and special significance, of this fine, Grade II\* listed church building.

41. So, for these reasons, I grant this petition as asked, subject to the conditions that:

(1) Before implementing this faculty the parish are to notify their insurers of the works; and they are to comply with any recommendations or requirements they may make or impose.

(2) If any human remains, or significant archaeological deposits, become exposed, or are otherwise encountered, during the course of the works:

(a) all work in the vicinity must stop immediately;

(b) any remains must be lightly covered with soil;

(c) the Diocesan Registrar (or, in her absence, the Secretary to the Diocesan Advisory Committee) must be notified; and

(d) the directions of the Diocesan Registrar must be obtained and followed.

(3) Before implementing any part of this faculty for which planning permission is required, the parish must ensure that all necessary final planning consents have been obtained; and also that any conditions imposed by the planning authority are observed and followed (subject to such variations as may be approved by the local planning authority, and confirmed by the DAC or the court).

(4) The works hereby authorised shall not be carried out otherwise than in complete accordance with the submitted details.

(5) A copy of this faculty is to be provided to all professionals and contractors engaged in these proposals; and their attention is to be drawn specifically to these conditions.

I order that a faculty to this effect shall pass the seal. I will allow three years for these works to be carried out so as to allow sufficient time for any necessary further fund-raising.

42. In the usual way I charge no fee for this written judgment; but the petitioners must pay the costs of this petition, including any fees incurred by the Registry in dealing with this faculty application.

*David R. Hodge*

The Worshipful Chancellor Hodge KC

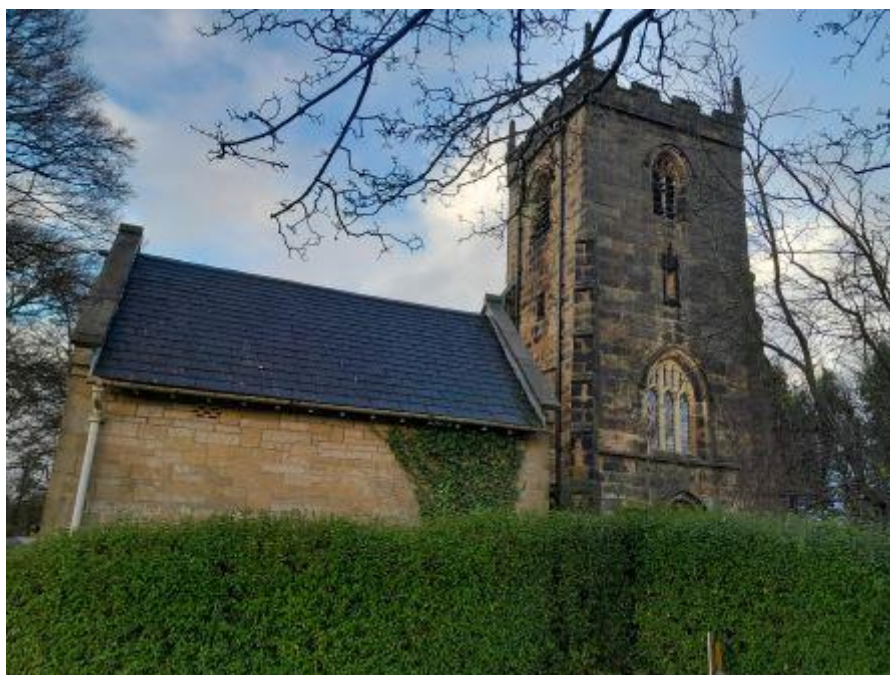
The First Sunday of Advent

30 November 2025

1: The parish rooms viewed from the south, with the base of the tower on the right



2: The tower viewed from the west with the parish rooms on the left





3: The church viewed from the north with the parish rooms on the right



4. Further view of the church from the north, with the parish rooms on the right



5. More distant view of the church from the north, with the parish rooms on the right



- 6: Close-up of the parish rooms viewed from the north





7. The church viewed from the north-east, with the parish rooms on the right



Fig 1: Existing northern elevation



Fig 2: Proposed northern elevation



Fig 3: Existing western elevation

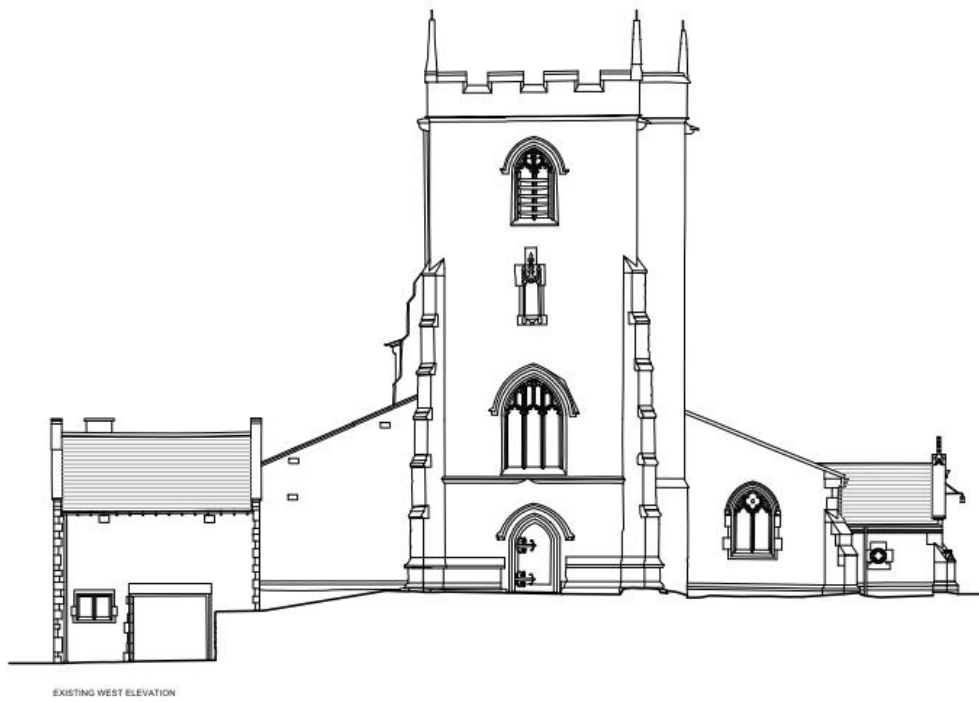


Fig 4: Proposed western elevation

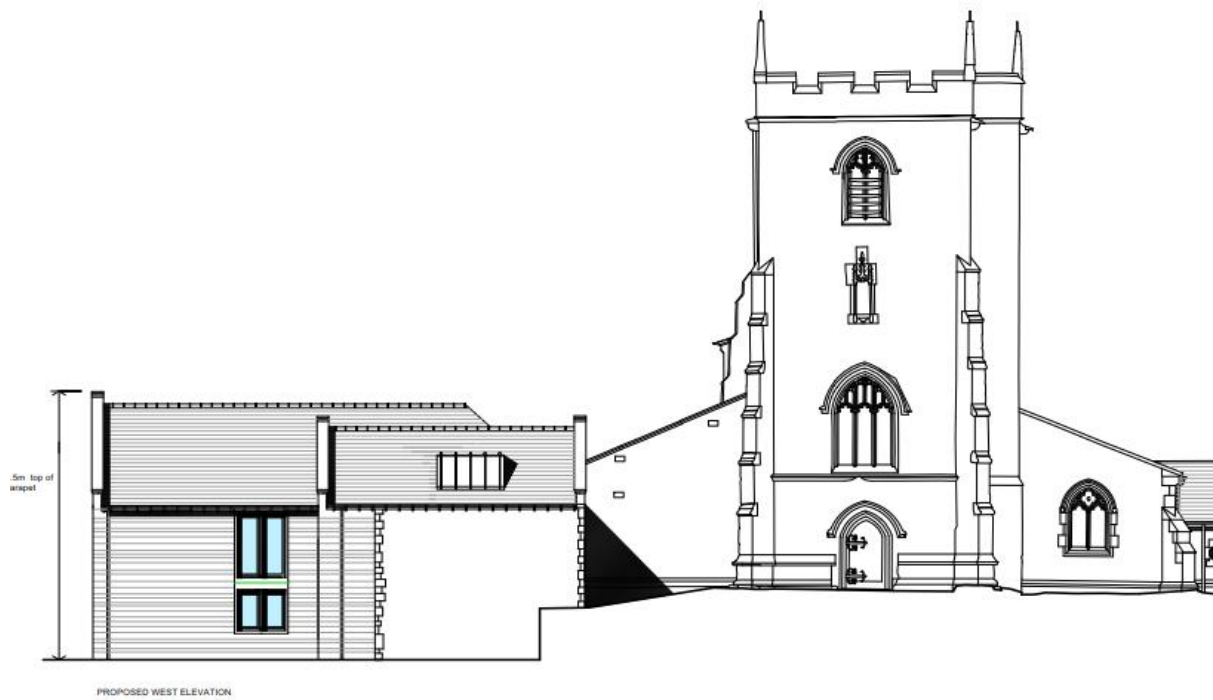


Fig 5: Existing eastern elevation



Fig 6: Proposed eastern elevation

