

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-1026-19 **Applicant:** Parochial Church Council c/o Deborah Reynolds

Proposal: Re-covering of Lady Chapel roof in terne-coated stainless steel

Location: The Church Of St. Peter & St. Paul Westhorpe Road Gosberton

Terminal Date: 17th December 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is an application for full planning permission for the installation of a terne coated steel roof to replace the lead roof which was stolen in May of 2019. The Terne-coated stainless steel will seek to

replicate the look of the original lead roof and will feature traditional timber roll seams.

Site Description

The building is a Grade I listed church, with origins in the 12th Century, featuring C14th and C15th additions and a restoration completed in 1896. The site is at the very heart of Gosberton and forms perhaps single most significant site within the associated conservation area. The curtilage of St Peter and St Paul Church also features the tombchest of Benjamin Crosby (d. 1823). The tombchest is listed to a grade II level in its own right and is notable for its slate inscription panel and bulbous angle baluster pilasters. The site is additionally bordered by the significant and grade II listed Gosberton House and in close proximity (though not eyeshot) of several further grade II listed properties along High Street.

History

H08-1119-08

Proposed concrete footpath. APPROVED on 12/12/2008

H08-0181-12

Replacement of lead covering to south porch roof with terne coated stainless steel. APPROVED on 01/05/2012

H08-0023-13

Works to a mature lime tree identified as T4 of Gosberton Tree Preservation Order No.16 1996 situated within the church yard of St Peter's and St. Paul's Church Gosberton, to the North of the Church. The tree contains a severe decaying cavity in the main trunk at about 5 metres from ground level. To retain the tree, works are required to pollard it around 10 metres, to relieve the weight supported above the cavity. TPC Tree WKs Consent granted on 14/02/2013

H08-0507-16

Works to Tree Preservation Order No. 16 1996. APPROVED on 14/07/2016

H08-0746-17

Works to Gosberton Tree Preservation Order - TPO-008-16-1996. APPROVED on 21/09/2017

Consultation Responses

Cllr S Walsh

The proposals are a suitable alternative to a like-for-like replacement, and will represent a reduced risk of the roofing being stolen again. Full support is given to the application.

Lincolnshire County Council Historic Environment Record - Historic Environment Officer

No archaeological input required.

Historic England

Refer to page 6, section 2 of advice note 'Metal Theft from Historic Buildings: Prevention, Response and Recovery' (July 2017) which states 'where the risk of theft is too high following a serious theft , or repeated minor attacks, it is not reasonable to expect like for like replacement of stolen lead...' Section 3.2 on page 10 also states that 'Terne-coated stainless steel is the most popular long-term alternative to lead and offers advantages over other options, including a similar appearance'. Terne-Coated stainless steel is amongst the most appropriate alternatives to lead, alongside zinc, slates or tiles.

Historic England recommends round batten rolls as opposed to standing seams in such cases to preserve similarity of appearance and performance when compared with lead. The applicant has not specified which seam style is proposed.

Planning Considerations

Heritage Impact

The Church of St. Peter and St. Paul is Grade I listed and therefore, the greatest level of consideration must be afforded to the impact upon the significance of the asset that the proposals will have. Whilst, of course, the loss of traditional materials at this site is regrettable. However, it is considered that the terne-coated stainless steel will have a negligible impact upon the aesthetic qualities of the structure. Historic England's guidance note 'Metal Theft from Historic Buildings: Prevention, Response and Recovery' (July 2017) states in reference to terne-coated stainless steel the 'is the most popular long-term alternative to lead and offers advantages over other options, including similar appearance'. This, coupled with Historic England's comment that terne-coated stainless steel is an appropriate alternative to lead, suggests that the proposals are wholly acceptable from a heritage conservation standpoint, especially when balanced with the public benefit of preventing further damage to the building and further theft from the building which is a community asset.

Reinforcing this is the fact that following Historic England's suggestion that the seam type should be defined, the applicant has confirmed that timber rolls will be used, rather than the less preferable standing seam.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore this application is recommended for APPROVAL.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to

respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.