CHAIRMAN'S PANEL Held On: 27th June 2025

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H15-0602-24**	**Applicant:**	**D Reynolds**
Proposal:	Replace south aisle aluminium roof with terne coated stainless steel, in addition to installation of air source heat pump unit		
Location:	St Margarets Church Cross Gate Donington		
Terminal Date:	18th September 2025		

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 December 2024

Sections 12 and 16 of the National Planning Policy Framework (2024)
Planning (Listed Buildings and Conservation Areas) Act 1990

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	2

Route for determination of application	**Delegated**	X	**Committee**	

CASE OFFICER ASSESSMENT

Proposal

This application is for the replacement of the south aisle aluminium roof with terne-coated stainless steel, installation of slimline PV cells between the seams and also the installation of an air source heat pump at St Margaret's Church, Cross Gate, Donington.

Following an amendment, the proposal for the solar PV cells on the roof were removed from the proposal.

Site Description

St Margarets Church is a Grade I listed Church. The Historic England Listing description describes the building like so:

"*Parish church. C14, C15, restored 1862 by Charles Kirk of Sleaford when the chancel was largely rebuilt. Limestone ashlar, coursed and squared limestone rubble, lead and plain tiled roofs. Western tower with spire, clerestoried nave, aisles, chancel, south porch. 3 stage C15 tower with stepped corner buttresses having cusped knopped gablettes. Chamfered plinth, 3 string courses, battlemented parapet with fleuron frieze and gargoyles. Set back octagonal spire with 2 tiers of lucarnes in the principal directions. To the belfry stage 2 light ogee headed louvred openings with brattished transomes. On the 3 sides a single cusped light to the second stage. The western doorway has a 4 centred arched head with deep hollow moulding and fleuron frieze. Above a tall 3 light window with cusped heads, panel tracery and brattished transomes. On the north side an angled stair tower. The north aisle has a 3 light C15 window with cusped ogee heads to the lights and panel tracery in the west and east ends, with 3 matching windows on the north side, and a continuously moulded and pointed doorway. Plain moulded parapet to aisle. The clerestory has an embattled and cusped panelled parapet, with 8 triple lights with panel tracery. The chancel east wall rebuilt and shortened C19 with a 4 light Perpendicular window. In the south side a continuously moulded blocked C14 doorway with one label stop and a 4 light segmental headed window with cusped ogee head and brattished transom. In the east wall of the south aisle a wide 3 light late C14 window with 4 centred arched head, ogee heads to the lights, flowing tracery and brattished transom. In the south wall are 3 three light C14 windows with reticulated tracery and a matching window in the west end. The clerestory matches the north. Gabled C19 south porch with tall moulded pointed arch and single chamfered, moulded hood, triple filleted responds. Fine deeply hollow moulded and filleted inner door with richly moulded hood. Interior. C15 four bay nave arcades with continuously wave moulded outer order, and similar inner order on brattished capitals and half round shafts. Hood moulds with figured label stops. C15 tall tower arch with 2 continuously moulded outer orders and deep inner order on annular responds and half round shafts. Vaulted tower chamber with circular bell hole. Double order of continuously moulded chancel arch. Contemporary nave roof of 4 main bays, with cambered ties having pierced spandrels, queen posts and fleurons. It is supported on wall posts, on carved stone corbels alternating with wall shafts to the main bays. One tie beam is painted with the date of 1698 and the churchwardens' names, indicating the restoration date. The shafts are linked by continuous roll moulding to clerestory cill. Facetted stone panelled turret to rood loft stair with brattished top, 4 centred arch doorway with ogee finial and cusped panels over and to side. Above is the archway to the vanished rood loft. A small piscina in the north aisle. In the south aisle a large cusped piscina. C19 roof to aisles and chancel. In the west wall of the nave the scar of the former nave can be seen. Fittings. All C19 apart from the elegant C15 octagonal font with angels and inscribed panelled base and stem. Late C18 hud. Ironbound churchwardens' chest. Monuments. In the chancel north wall a marble wall plaque to Edward Brown, d.1739. Fluted Corinthian pilasters, and escutcheon. Made by Palmer. Beneath this a ledger slab depicting a priest, Richard Peresone d.1472. In the nave a tablet by Blackwell to Thomas Duckett d.l822."*

The area is generally characterised by open countryside.

History

H15-0241-12

Replacement of lead coverings to nave roof with stainless steel. Approved on 21-05-12

Consultation Responses

Cllr Bingham - Ward Member

I am supportive of this application. The declining use of churches has resulted in many in Lincolnshire and the country falling in to disrepair and closed. Although I can understand the concerns of historic England re the solar proposal, the actual visual impact in real on the ground terms would be minimal and allow for this historic building not only take steps to net zero but also reduce its cost of upkeep allowing further funds to be used to restore and keep this valuable building in use and good condition. Although not ideal renewables are a sustainable way of keeping costs low in the long run and therefore keeping a building in use and repair for many more years to come.

LCC Highways

No objections

Quadring Parish Council

Supports the application

LCC Historic Places Team

No further archaeological input required.

SHDC Environmental Protection Team

No comments.

Historic England

The church of St Margaret is a medieval church with early fabric dating to the 14th Century. The proposal seeks to replace the south aisle aluminium roof with terne coated stainless steel, install an array of slim fitting photovoltaics to the south aisle roof, and install an air source heat pump unit to the north of the tower.

Historic England has concerns regarding the placement of the photovoltaics and considers that their proposed location would be harmful to the significance of the listed building. The proposed re-covering of the south aisle roof in terne coated stainless steel and the proposed installation of an air source heat pump unit as proposed do not raise concerns on heritage grounds.

The remainder of the Historic England objection offers a lengthy and detailed reasoning for the reasons behind their choice to object to the application.

Following an amendment which removed the solar PV cells from the proposal, Historic England issued a subsequent comment that withdrew objections to the proposal.

Planning Considerations

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South-East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, NPPF are also a material consideration in the determination of this proposal, alongside adopted Supplementary Planning Documents.

Local Planning Authorities are also required to be mindful of their duty in determining matters in respect of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to:- have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16).

The objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process. Beyond this, where harm would be caused, there is a necessity to establish the extent of that harm, and consider this within the policy context.

Heritage Impact

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (2024) (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Section 16 of the National Planning Policy Framework (2024) states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

The NPPF later goes on to confirm under Para. 213 that when a proposal relates to harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification and that when that relates to assets of the highest significance, including grade I listed buildings, that justification should be wholly exceptional.

Finally, Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that in order to respect South Holland's historical legacy all proposals shall conserve and enhance the character and appearance of designated heritage assets. Additionally, Section A of that policy confirms that proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building, and that proposals that seek to alter a listed building shall be granted where the LPA is satisfied that the proposal is in the interest of the building's preservation and does not involve alterations that are prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Taking the above into account, and assigning this site the appropriate assessment of significance, in this case significant weight must be given to the preservation and conservation of the asset. Some small harm can be identified in the removal of an historic roof and the installation of an air source heat pump. However, the heat pump is a minor form of development, screened away from prominent views, and the current aluminium roof is non-original, with terne-coated steel being the recognised preferred option for installing a low-theft-risk roof on listed churches whilst replicating the appearance of lead. Per para. 212 of the NPPF, the work is therefore assigned the status of 'less than significant harm' and situated on the very lowest end of that scale. Per para. 213, such a form of harm requires clear and convincing justification - in this case the offered justifications are to repair damage to the south aisle roof in a theft-discouraging appropriate material, and to offer reduced running costs via the installation of an air source heat pump. The LPA finds both of these reasoning to be sound, based on reasonable responses to emergent risks and ultimately, convincing. This low level of 'less than significant harm' is considered to be justified and therefore suitable for approval.

It should also be noted that subsequent to an amendment removing the PV cells from the proposal, Historic England withdrew any objection to the proposal.

The application therefore is compliant with Policy 29 of the SELLP as well as Section 16 of the

NPPF.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal is deemed to represent a form of less than substantial harm upon the listed building, in a manner which is considered to be justified. Therefore, any negative aspects that may balance against a recommendation to approve have, necessarily, due to compliance with Para. 213 of the NPPF, fully and convincingly justified.

As such, there are no unaccounted-for aspects of the proposal against which to balance a recommendation to approve.

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.

Conclusion

For the reasons outlined above, this application is deemed to satisfy Policies 2, 3, and 29 of the SELLP, or Section 16 of the NPPF.

Recommendation

It is recommended that the application is approved.