

2022/1135

Father David Hopkin

Replacement roof covering

St John The Baptists Church, Shrewsbury Road, Penistone, Sheffield, S36 6DY

Background

97/0044 - Erection of two lamp standards – Approved

97/0581 - Display of a free-standing advertisement board within grounds of Listed Building - Approved

Description

The Church of St John the Baptist is located to the east of Penistone town centre and is within the Diocese of Sheffield. The Church is Grade I Listed and is set within the Penistone Conservation Area.





Listing description

PENISTONE MARKET PLACE(east side)3/45 Church of St. John G.V. I Church. Masonry in nave, possibly pre-Conquest, arcades C13, chancel c1300, aisles, clerestorey and tower later C14 or C15. Deeply-coursed, squared stone, rubble to chancel. Lead roof. West tower, 6-bay nave with 4-bay north and south aisles and south porch, 2-bay chancel with north and south single-bay chapels and north-east C19 vestry. Tall Perpendicular, three-stage tower with diagonal buttresses. Large west door with two orders of mouldings enriched with stars and masks. 3-light traceried window above. Transomed and traceried bell-chamber openings. Gargoyles, castellated parapets and crocketed pinnacles. Buttressed aisles with three 3-light windows to south and two 2-light windows to north. South porch has C20 roof. Castellated parapets. Five 3-light square-headed clerestorey windows, castellated parapets and crocketed pinnacles. The south chancel chapel is gabled and has a 3-light window with Perpendicular tracery. Pointed chancel door with 2-light window above and a 3-light window with intersecting tracery. Five-light east window (restored) with intersecting tracery. North chancel chapel similar to south. Interior: 6-bay arcades on alternate round and octagonal piers. Good nave roof, arched-braced to figure-head corbels and with elaborate bosses (c1375). Octagonal bowl-shaped font on square pedestal. Monuments in chancel, north side: 1708 shaped marble tablet with scrolled Penistone support and scrolled open pediment and bust flanked by the ox and oak trees of the Bosvile crest; 1714 marble tablet, draped, with gadrooned canopy and flaming urn again with ox and oak trees of the Bosvile crest, flanked by two putti (one is missing). South side: mid C18 tablet with scrolled support and putto with coat of arms at top, to West and Fenton families of Underbrook Hall; other more plain C18 and C19 tablets including one of 1855 " in memory of Wm. Fenton of Underbank Esq. only son of Samuel and Jessey Fenton who was barbarously murdered by robbers at Algerciras in Spain. April 13th 1855. Aged 35". N. Pevsner, *The Buildings of England*, 1967

Proposed Development

The proposal involves a replacement roof covering to the church, with the covering of the Nave Roof slopes with stainless steel. The property is Grade I listed and the church benefits from

Ecclesiastical Exemption. Listed Building Consent is not required as approval (known as a faculty) will be granted by the Diocesan Advisory Committee.

The applicant has provided the following justification in support of the application:-

'In September 2007 the lead roof covering to the north and south slopes of the Nave was stolen leaving only the lead gutters in place. Following the theft, the roof was temporarily covered with bitumen felt. Church insurances policies rarely provide full like for like replacement and limit pay outs. The north and South Aisle roofs, North and South Transept roofs, Chancel roof and the South Porch roof have all be subject to lead theft and were subsequently covered with terne coated stainless steel. While the bitumen felt roof covering is still performing, the material has a limited life expectancy, the PCC are keen to undertake works to replace the felt with terne coated stainless steel to safeguard the future of this well used building. Following the theft of the lead to various roofs over a number of years there is an acceptance that the church is especially vulnerable, and that repeated theft is a real risk. Historic England accept terne coated stainless steel as an acceptable alternative to lead. Felt roof covering to the Nave Lead gutters and outlets remain in place.

Lead theft is a problem for many churches and low roofs are particularly vulnerable. Historic England support applications for a change of material where lead theft has been a problem. An accepted alternative material is terne coated stainless steel and with the use of solid rolls the roof covering will have a similar appearance to lead. It is proposed that the Nave felt roof covering is replaced with terne coated stainless steel. It is clear that replacement in lead will present a significant risk of further loss and damage to the fabric.'

Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

Local Plan Policies

The site is set within the District Centre of Penistone and within the Penistone Conservation Area. The church is Grade I listed, therefore the following policies are of relevance.

Relevant Local Plan policies include:

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

HE1 – The Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk

HE2 Heritage Statements and general application procedures - Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

HE3 – Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise. The following section of the NPPF is of relevance:-

16 - Conserving and enhancing the historic environment

Consultations

Penistone Town Council – No comments received

Ward Councillors – Cllr Kitching Supports the application

Conservation – Support. No Listed Building Consent is required as approval (known as a faculty) will be granted by the Diocesan Advisory Committee.

Historic England – 'Historic England has published advice on the replacement of roofing materials following metal theft:

<https://historicengland.org.uk/images-books/publications/theft-metal-church-roofs-replacement-materials/>

This link also allows access to our advice on measures to limit the vulnerability of church buildings to continued theft although, given the longstanding issues on this church, I would assume that all reasonable steps have already been taken.

We also suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.'

Representations

A site notice and press notice have been posted. No comments have been received as a result.

Assessment

Principle of development

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Listed Buildings.

Impact on Listed Building/Visual Amenity

The proposal involves the covering of the Nave Roof slopes with stainless steel. The property is Grade I listed and the church benefits from Ecclesiastical Exemption. The Conservation Officer and Historic England have been consulted and have no objections to the proposal put forward.

The Conservation Officer has stated that 'Terne coated steel offers a good alternative to lead in areas prone to theft and this roof is clearly proven to be vulnerable. Although steel, and of little scrap value, the material has a fine lead coating and looks like lead. I discussed this with the Architect some time ago as there will be a change in the appearance of the roof. However, this is for the better as the current felt roof has been in place about 15 years following theft of the original lead. Overall, the effect will be much more sympathetic to the original, the roll detailing will look thoroughly traditional, and the risk of further damage will be minimised.'

The proposal is therefore considered to be acceptable and justified and would not harm the character of the Listed Building or visual amenity in accordance with policies, GD1, D1, HE1 and HE3 of the Local Plan and is in compliance with the NPPF section 16 - Conserving and enhancing the historic environment.

Recommendation

Approve subject to conditions