

DELEGATED DECISION REPORT

HPK/2023/0524
Valid 03/07/2024

**NEW MILLS SCHOOL
BUSINESS AND
ENTERPRISE COLLEGE
CHURCH LANE
NEW MILLS**

**LISTED BUILDING CONSENT
TO REPLACE THE OLD LEAD
ROOF WITH A TERNE
COATED STEEL
ALTERNATIVE.**

**(LISTED BUILDING CONSENT -
ALTERATION)**

MAIN ISSUES

- Heritage – Listed Building

DESCRIPTION OF SITE

The application site consists of the New Mills School, containing the Grade II listed quadrangle building. The listing description for the application site states:

‘It is a notable example of the work of George Widdows, who is nationally acknowledged as a leading designer of schools in the early C20 and an exponent of advanced ideas on school planning and hygiene. * This school is one of only two known examples of a Widdows quadrangular design. Its original plan form remains clearly legible and has not undergone significant modification. * It retains all of the notable elements of its original design and is relatively unaltered. The later enclosure of the quadrangle corridors has not materially affected the legibility of the original plan, and has not significantly affected the building's special architectural interest. * The exterior is of distinctive and consistently high architectural quality and displays the well-crafted use of local gritstone. * The interior retains a number of original fixtures and fittings of special interest, including window and door joinery, fireplaces, and, in the central hall, a set of stained glass windows representative of the Arts and Sciences.’

The application site is located off Church Lane in New Mills, set behind the school car park. The site is located within the New Mills built-up-area boundary.

PROPOSAL

Listed building consent is sought for roof repairs. The application proposes to replace existing leadwork details with a terne coated steel alternative. The heritage statement submitted with the application states:

'The proposed solution involves a comprehensive ridge replacement scheme, encompassing the original lead sections. To maintain historical authenticity and meet conservation advice, aterne-coated stainless steel alternative is to be used. This durable material, with a 0.4mm thickness, adheres to Historic England guidance (HEAG280) specifications. Precision and expertise are crucial, as stainless-steel tools must be used exclusively to prevent staining. A Federation of Traditional Metal Roofing Contractors (FTMRC) member with stainless steel experience will be appointed to undertake the works. Concurrently, local slate coverings will undergo assessments and repairs during scaffolding installation, where required for preservation purposes.'

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-designed and beautiful places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/2395 Single Storey Replacement Extension Following Fire Damage & Extensions To Laboratory Kitchen & Hall APPROVED

HPK/0003/1179 New Bus Parking/turning Facility APPROVED

HPK/0002/6724 Provide Linked Path With Steps From The Existing School Building To New Sports Centre Situated West Of School Site

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/2024
Neighbour consultation period ends: 26/07/2024
Press Advert: 01/08/2024

Public Comments

None received

Town / Parish Comments

New Mills Town Council – Not object

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

Objection :

I do not believe due care and proportionate attention has been paid to this scheme nor is the supporting information confident or concise in demonstrating clear and convincing justification. There are no photographs of any of the apparent serious issues raised, nor does it appear the scheme has received the support of a heritage consultant - the latter of which is advised to be sought. The scheme appears rushed and at this moment I cannot provide full support and recommend refusal based on lack of proportionate detail and evidence in light of the scale of works envisaged. At the moment there is substantial loss and disturbance of fabric proposed, where in terms of heritage harm this is direct harm on the special interest and survival condition of the building

Historic England

No comments to make

OFFICER COMMENTS**Principle of Development**

Local Plan (LP) Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as New Mills. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following heritage policy.

Design and Heritage

Section 16 Paragraph 205 of the NPPF 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. This is irrespective of whether

any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The proposed works will replace the existing lead roof valley and ridge coverings with a terne-coated stainless steel alternative. The final finish of the proposed material is reported in Historic England Guidance to have a final appearance akin to that of lead (see Historic England: Church Roof Replacement Using Terne-Coated Stainless Steel Guidance Note). Historic England guidance states that:

‘The theft of lead from church roofs in England continues to be reported despite active preventive measures. When lead roof coverings have been stolen, we understand it may be too risky to replace with the same materials. We have found that the most appropriate and long-lasting alternative is generally terne-coated stainless steel (TCSS)’

While the application building is not a church, a similar theory has been argued by the applicant within the Heritage Statement submitted. The repairs proposed will be restrained to the valleys, and ridge coverings, with the remaining existing slate roof remaining in place. The proposed repairs will therefore have minimal visibility from the street scene and have a final appearance similar to that of lead when viewed from as a pedestrian on the street scene.

It is acknowledged that the HPBC Conservation Officer has objected to the scheme, due to the loss of original lead and introduction of a new material. However, Historic England Guidance identifies the proposed new material as an appropriate replacement for lead as explored above. The Conservation Officer also notes a lack of information, however, the supplied plan, along with the accompanying heritage statement make clear the location of all lead to be replaced. As such it is considered that sufficient information has been provided.

Furthermore, where theft prevention measures fail the repeated loss of lead from listed building can cause further harm to the buildings original fabric through water ingress, as argued by Historic England. The replacement of the lead with an acceptable, less valuable alternative is therefore considered a favourable alternative to prevent ongoing harm to the original structure, with minimal loss of original fabric. As such for the reasons argued above the proposed change in material is considered to sustain and not harm the heritage asset. As such there are no heritage or design concerns.



CONCLUSION / PLANNING BALANCE

The proposed roof repairs will have a final appearance similar to that of lead, and will result in minimal alterations to the original fabric. As a result the proposal will sustain and not harm the heritage asset. As such the proposal is considered acceptable in terms of heritage and design. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 27th August 2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council