

Introduction

This statement has been prepared by JohnsonClark Ltd on behalf of Mr and Mrs Barrett in relation to an application for and listed building consent to add solar PV panels , Rooflights and Sun tunnels to the West elevation roof.

Church Hall

The subject property comprises of a single storey Church hall with a late 20th century single storey flat roofed extension to the southwest.



Photo 1 – Church Hall, South Elevation



Photo 2 – Church Hall, North Elevation



Photo 3 – Church Hall, West Elevation

Policy/Legislation

National Planning Policy Framework

National Government policy in relation to planning is contained within the National Planning Policy Framework (NPPF) (2021).

Part 14 of NPPF Delas with meeting the challenges of climate change, Flooding and costal change

Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

County Durham Local Plan

Objective 17: Low Carbon

Reduce the causes of climate change and support the transition to a low carbon economy by encouraging and enabling the use of low and zero carbon technologies, supporting the development of appropriate renewable energy sources and sustainable and active transport.

Policy 23 – Sustainable design

C. minimise greenhouse gas emissions, by seeking to achieve zero carbon buildings and providing renewable and low carbon energy generation, and include connections to an existing or approved district energy scheme where viable opportunities exist. Where connection to the gas network is not viable, development should utilise renewable and low carbon technologies as the main heating source;

Policy 33 – Renewable and Low Carbon Energy

Renewable and low carbon energy development in appropriate locations will be supported. In determining planning applications for such projects significant weight will be given to the achievement of wider social, environmental and economic benefits

Policy 44 of the County Durham Local Plan (2020) states that ‘Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate.’

The following sections of the plan, relating to Listed Buildings, and Conservation areas are relevant to the subject property;

F. the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset;

G. the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and

H. respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).

Significance of Heritage Asset

The main heritage asset of the property is its external appearance and contribution to the setting within the Romalldkirk. The property is northwest of the church of St Romald, and the east elevation of the property is visible from Eggleston Lane.

Historic England Listing

Heritage Category: Listed Building
Grade: II
List Entry Number: 1338608
Date first listed: 17-June-1986
List Entry Name: Church Hall
Statutory Address: Church Hall, The Square

Location

Statutory Address: Church Hall, The Square

District: County Durham (Unitary Authority)

Parish: Romalldkirk

National Grid Reference: NY 99481 22172

Details:

ROMALDKIRK THE SQUARE NY 9922 (North side, off)

29/182 Church Hall II Church hall, formerly school. Rebuilt c.1875; late C20 rear additions. Squared sandstone rubble; stone-flagged roofs. Tudor style.

One-storey, 4 bays. Solid gabled porch in right bay has a pair of boarded doors on left return and a 3-pane sash under hoodmould in front. Replaced 12-pane casements under hoodmoulds to left. Paired stone gutter brackets. Roof has coped gables and 2 cylindrical metal ridge ventilators. Similar porch on left return has a boarded door and a pointed 2-pane overlight, with latticed glazing, under a hoodmould; 3-pane sashes on returns. 2 external chimneys on rear wall.

Late C20 additions to left rear not of special interest.

Listing NGR: NY9948122169

Proposed Works and Design Consideration on Heritage Asset.

- **Installation of solar PV panels to the West Elevation roof**

Permission has been granted for the replacement of the deteriorating sandstone roof flagstones application DM/23/01247/LB, when it comes to replacing the slates, we are proposing to also install solar panels to the west elevation roof.

The proposed Solar panels are Veridian Clearline Fusion M10 405w Mono Solar module – Full Black (VIR-PV16-405-M10)

- **Installation of Heritage style roof lights and sun tunnels to the west elevation roof**

As above when replacing the roof, we proposed to add rooflights and sun tunnels to improve the light in the hall

Conclusion

All works to be carried out to this property are to be done so with utmost care and attention. The proposed panels will be on the west elevation roof so will not be visible from the road or footpath. The proposal also aligns NPPF and the County Durham local plan for renewable energy.