

Supplementary Planning Document 1

ROOF MATERIALS FOR LISTED BUILDINGS AND CONSERVATION AREAS



Hastings
BOROUGH COUNCIL
...Making the Difference...

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Front Cover: View showing the roofscape of the Old Town

1 Purpose of This Document

- 1.1 This SPD offers you guidance when you are applying for listed building consent or planning permission because you are considering changing the roof cladding materials of your building, which is either a listed building or a building in a conservation area.
- 1.2 If your building is a listed building, you will always need listed building consent to change the roof cladding materials, and you must do so before carrying out the works. Planning permission may also be required. If in doubt, check first. Please note that it is a criminal offence to carry out unauthorised work to a listed building.

2 Introduction

- 2.1 A Supplementary Planning Document (SPD) is one of many material considerations that will be taken into account when determining your application. This SPD is intended to provide helpful guidance to developers and home owners to encourage high standards of roofscape design within conservation areas and to listed buildings consistent with the provisions of the law, the statutory Local Plan and Government guidelines. This SPD is one of a series produced by the Regeneration and Planning Directorate and should be read in conjunction with Policies C9 and C10 "Roof Materials" contained within the Hastings Local Plan 2004.
- 2.2 The purpose of this SPD is to explain in more detail Policies C9 and C10 in the Local Plan relating to applications for planning permission, and also to guide those seeking listed building consent.
- 2.3 Planning applications will therefore be assessed against these guidelines and criteria, together with the relevant policies contained within the Hastings Local Plan 2004. Proposals will only be permitted if the relevant guidelines, criteria and policies C9 and C10 are satisfied. Listed building applications will be assessed against these guidelines, relevant requirements of The Planning (Listed Buildings & Conservation Areas) Act 1990 and the Government advisory publication PPG 15.

Local Plan Policy C9

Planning permission will only be granted for replacement roof coverings on a listed building if the covering is a replica of the original or is of an appropriate material.

Local Plan Policy C10

Planning permission for replacement roof coverings on a building in a conservation area, will only be granted where the covering is a replica of the original or is of an appropriate material, normally Welsh slate or clay tile.

Alternative materials will be considered only in the following circumstances:-

- (a) Where the roof is hidden from view; or**
- (b) In total replacement to an isolated or detached building; or**

(c) **Where the proposed roofing material would not harm the character or appearance of the building or the area; and, in any other cases,**

(d) **The material is not interlocking concrete tiles.**

3. Conservation Areas

- 3.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Many of the buildings in the Borough's 17 conservation areas are from the late medieval period, through to the Regency, Victorian and Edwardian periods. The roofs are part of the historic character of individual buildings and conservation areas, and it is therefore important that the continuity of roofing materials is maintained. Due to the topography of the Borough, views over rooftops are defining features of the character and appearance of many of the conservation areas. In these areas the use of traditional roofing materials is particularly important.
- 3.2 The use of unsympathetic roof materials can have a serious and detrimental effect on the character and appearance of the area. If unsympathetic materials are permitted, the historic character of an area could be seriously compromised.
- 3.3 Clay tiles and natural Welsh slates are the traditional roofing materials in Hastings and will normally be required in conservation areas. In some cases, e.g. on roofs hidden from view, or where the original coverings do not predominate, concrete plain tiles or artificial slates of an appropriate colour and finish may be acceptable but permission may still be required. The use of interlocking concrete tiles will not be acceptable.

4. Listed Buildings

- 4.1 Listed buildings are the most important historic buildings in the town, and are protected nationally with special control over alterations. In order to preserve the special character of these listed buildings it is essential that all repairs, which will include roof coverings, are carried out using appropriate materials and craftsmanship. Almost all the listed buildings in the town were originally roofed in clay tile or natural Welsh slate. The use of inappropriate materials, including man-made of differing colour and texture, would undermine the character of the individual building and the area. All internal or external alterations to listed buildings require listed building consent, including roof works.
- 4.2 While the listing of a building should not be seen as a bar to all future change, the starting point for listed building control is the statutory requirement on local planning authorities 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". This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration, and is the prime consideration when the Borough Council is considering an application for consent.
- 4.3 The roof is nearly always a dominant feature of a building and the retention of its original structure, shape, pitch, cladding and ornament is important.
- 4.4 The Borough Council will therefore seek to ensure that replacement roof coverings on listed buildings use authentic and appropriate materials for those buildings – normally clay tiles or natural Welsh slates. Inappropriate materials will not be acceptable.

- 4.5 Should a replacement roof covering be put on without obtaining the necessary permission, enforcement action can be taken. This could involve the removal of the unauthorised covering, and/or prosecution.

5. General Comments

- 5.1 It is very important to check that the roof is structurally sound and capable of supporting the replacement covering, especially when it is proposed to change to a heavier loading. A change of materials like this will require Building Regulations Approval and, therefore, you are advised to contact the Borough Council's Building Control Officers who will be pleased to assist.
- 5.2 In conjunction with roofing repairs you should consider, where appropriate, the repair of chimney stacks, pots, parapet walls, gutters, valleys, flashings and other leadwork, rainwater goods and fascias, soffits and eaves. Alterations to these items may also require planning permission or listed building consent.

Energy efficiency

- 5.3 Energy efficiency and renewable energy are becoming increasingly important in the design and development of buildings, as the arguments for reducing energy use are becoming widely accepted. If you are considering alterations to roofs of buildings in conservation areas, please refer to Policy DG24 - energy efficient development, in the Hastings Local Plan 2004:

Local Plan Policy DG24

Development should as far as possible be designed to be energy efficient in terms of:-

- (a) Site layout - use of land, location within site, orientation and landscaping;
and**
- (b) Building design - building form and materials used.**

Particular support will be given to proposals incorporating or facilitating the use of energy-efficient supply technology and/or renewable energy resources.

- 5.4 The need for roof ventilation in listed buildings will be dealt with on a case-by-case basis. If proposed re-roofing works to an unlisted building include thermal insulation, then the best form of roof space ventilation will be considered.

Solar energy

- 5.5 If your proposal affects a listed building, you will need Listed Building Consent to install solar energy collectors (e.g. solar panels). Listed Building Consent will only be granted were the council is satisfied that the solar energy collectors would not adversely affect the character of the listed building.

6. Do I Need Permission?

All buildings

- 6.1 Planning permission is required for any change to a property that materially affects the external appearance. This may include a change to the roof covering. In the case of a single family dwelling house such changes may be permitted development not requiring planning permission, but in the case of a listed building, will require Listed Building Consent (see below).

However, some single private dwelling houses have had their permitted development rights removed by an Article 4 (2) Direction and in these instances planning permission is required.

In the case of all other buildings, including flats, mixed use property and HMOs, planning permission is required.

You are advised to contact the Borough Council's planning officers to check whether planning permission is required.

Listed buildings

- 6.2 Any alteration affecting the character or appearance of a listed building of Special Architectural or Historic Interest requires Listed Building Consent. This will include the replacement of a roof covering although repairs do not usually require consent if they are carried out to match the original materials and detailing.

Submission of applications for planning permission and listed building consent

- 6.3 When submitting an application, five copies of the following scaled drawings will be required for each consent, in addition to application forms and location plans:-

1. Plans and elevations of existing and proposed roof design.
2. Samples or specification of materials.

- 6.4 If the proposal affects a listed building then additional detailed drawings are required to show form of construction at an appropriate scale. A clear statement will also be required which sets out justification for the proposal, including why the works are desirable or necessary.

7. Further Information

- 7.1 Planning and Conservation & Design Officers will be pleased to provide further guidance on planning matters or general design advice on roof coverings in the Borough's conservation areas. To find out whether your property is listed or lies within a conservation area, please either contact us on the details below, or visit our website at www.hastings.gov.uk/conservation/conservation_areas

Write to :

Borough Planning Officer
Regeneration and Planning Directorate
Aquila House
Breeds Place
Hastings
East Sussex
TN34 3UY

Telephone:
01424 783201

e-Mail:
conservation@hastings.gov.uk

- 7.2 Further useful information relating to roof materials for listed buildings and conservation areas may also be found in the following documents and websites:

[Planning Policy Statement 1: Delivering Sustainable Communities
www.odpm.gov.uk/planning](http://www.odpm.gov.uk/planning)

[Planning Policy Guidance note 15: Planning and the historic environment
www.odpm.gov.uk/planning](http://www.odpm.gov.uk/planning)

[The Society for the Protection of Ancient Buildings
www.spab.org.uk](http://www.spab.org.uk)

[English Heritage
www.english-heritage.org.uk](http://www.english-heritage.org.uk)

- 7.3 In addition, hard copies of British Standard 7913 – Guide to the principles of the conservation of historic buildings, are available to order from www.bsi-global.com