Shetland Islands Council

Executive Manager: Jan-Robert Riise
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If calling please ask for
Louise Adamson
Direct Dial: 01595 744555
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Date: 17 October 2023

Dear Sir/Madam

You are invited to the following meeting:

Planning Committee
Council Chamber, Lower Hillhead, Lerwick
Wednesday 25 October 2023 at 10am

Apologies for absence should be notified to Louise Adamson at the above number.

(Please note that this meeting will be webcast live, recorded and published online for public access after the meeting.)

Yours faithfully

Executive Manager – Governance and Law

Chair: Mr R McGregor
Vice-Chair: Mr D Sandison

AGENDA

(a) Hold circular calling the meeting as read.

(b) Apologies for absence, if any.

(c) Declarations of Interest – Members are asked to consider whether they have an interest to declare in relation to any item on the agenda for this meeting. Any declaration of interest should be sufficient for those at the meeting to understand why you consider you have a clear and substantial interest. If you are in any doubt about whether you have a declarable interest that would prevent you from participating in discussion or a decision, you should seek the advice of the Monitoring Officer, or the Council's legal officers on his behalf, in advance of the meeting.

(d) Confirm the minutes of the meeting held on 16 August 2023 (enclosed).

Local Review under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) to be considered by the Planning Committee sitting as Local Review Body:	
1.	Local Review Ref: 2022/276/PPF - LR46 – Proposed installation of photovoltaic (PV) panels and reharl exterior at Church of Scotland, Papa Stour, Shetland, ZE2 9PW

Shetland Islands Council

Agenda Item **(d)**

MINUTE

A&B - Public

Planning Committee
Council Chamber, Lower Hillhead, Lerwick
Wednesday 16 August 2023 at 10am

Present:

C Hughson	A Manson
R McGregor	M Robinson
C Smith	A Wenger

Apologies:

D Sandison	R W Thomson

In Attendance (Officers):
J Holden, Team Leader – Development Management
M Porter, Planning Officer
P Sutherland, Solicitor
L Malcolmson, Committee Officer
L Adamson, Committee Officer

Chair
Mr R McGregor, Chair of the Planning Committee, presided.

The Chair advised that the meeting is being webcast live, recorded, and will be published online for public access after the meeting.

Circular
The circular calling the meeting was held as read.

Declarations of Interest
None

06/23 **Minutes**
The Committee confirmed the minutes of the meeting held on 26 April 2023 on the motion of Ms Manson, seconded by Mr Robinson.

07/23 **2023/079/LBC - Demolition of Linkshouse, Mid Yell, Yell**
The Committee considered a report by the Planning Officer - Development Management (M Porter) (PL-04-23) concerning an application for listed building consent for complete demolition of Linkshouse, being a category C listed building in Mid Yell.

The Chair advised on the process to be followed for the Hearing, then invited the Planning Officer to introduce the application.

During the slide presentation, the Planning Officer introduced the following:

- Aerial photograph and location plan
- Site photographs – showing a series of photographs of the building from 1993 to present.
- Key issues

During her presentation, the Planning Officer advised on the following: "*This application for listed building consent for the demolition of Linkshouse, Mid Yell has been referred to the Planning Committee for decision as refusal of listed building consent is recommended.*

Historic Environment Scotland have formally objected to the proposal. This means that should the Council as planning authority be minded to approve the application and grant consent, with or without conditions, the decision would need to be notified to Scottish Ministers before a notice to this effect could be issued.

The application site is located within Mid Yell. Linkshouse dates from 1770 with the ground floor most likely used for storage and trading. As set out in the consultation response from Historic Environment Scotland it is an important early building, typical of Shetland. Its setting and its visual and functional relationship with the pier speak to its maritime trading function. It makes a positive contribution to the architectural and historic resource of Yell and Shetland more generally.

Linkshouse was listed in 1997 at which point it was roofless with windows and doors boarded up following a fire some years previously. Stabilisation works were carried out following the fire, partly funded by Shetland Islands Council. The Planning Service are not aware of any subsequent approaches either formally or informally regarding any further proposals to repair or restore the building.

National Planning Framework 4 Policy 7 states that development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. It sets out four tests to be considered when assessing applications.

The first consideration is whether the building is no longer of special interest. Historic Environment Scotland are responsible for decisions on whether buildings should be added to or removed from the list of buildings of special architectural or historic interest. In their consultation response they have stated that they are of the view that the building remains of special interest. On that basis it is considered that the first requirement of NPF4 Policy 7 has not been satisfied.

The second consideration is whether the building is incapable of physical repair and re-use as verified through a detailed structural condition survey. It is accepted that the building is in a poor state of repair. However the structural report submitted does not demonstrate that alternative options to stabilise the building in the short term in preparation for a more comprehensive scheme of

repair would not be possible. These options could include monitoring movement, localised propping and consolidation in order to address the applicant's safety concerns. The structural report also states that it may be possible to rebuild and retain substantial parts of the building. On that basis it is considered that the requirement to demonstrate that the building is incapable of physical repair and re-use has not been satisfied.

The third consideration is whether it has been demonstrated that the building is beyond economic repair. No evidence has been provided to demonstrate that the building has been marketed to potential restoring purchasers. In the absence of such evidence it is considered that it has not been demonstrated that the building is beyond economic repair.

The final consideration is whether it has been demonstrated that the demolition is essential to delivering significant benefits to economic growth or the wider community. No evidence has been provided to demonstrate this.

The information submitted with the application does not clearly demonstrate that every effort has been made to retain the listed building. The structural report does not support complete demolition as the only option and the building has not been marketed. The proposal would therefore be contrary to Shetland Local Development Plan Policies HE1 and HE2.

In conclusion, it is considered that insufficient justification has been provided to support the complete demolition of the listed building. The proposed development is therefore considered to be contrary to both National Planning Framework 4 and the Shetland Local Development Plan. On that basis it is recommended that the development proposed is refused".

The Chair thanked the Planning Officer for her presentation and welcomed questions from the Committee.

In response to a question, the Planning Officer advised that the Community Council had commented on the planning application and had been in support for the building to be demolished.

In commenting that the building was beyond repair and would require complete demolition and rebuild, it was questioned how much assistance the applicant would receive from the Council or Historic Environment Scotland to restore the building. It was also questioned whether the same materials and specialist methods would have to be used to keep the character of the building, which it was stated would come at extra expense. In responding, the Planning Officer advised that funding could only be considered as part of further discussions. In referring to the findings from the structural report undertaken, the Planning Officer said that it would not be necessary to completely demolish the building and rebuild the structure and while potentially there would be options for use of alternative materials for the sections that would need rebuilding, it was not a case of a blanket assumption for a rebuild to reconstruct the building to how it was originally.

In terms of materials and methods to be used in line with the Listing of the building, the Planning Officer advised that each building would be considered

on its own merits. Regarding Linkshouse, where the building is of a fairly simple stone construction where most of the internal detail has been lost there was the potential for a fairly flexible approach in terms of restoration. She referred to the contribution the building makes to the grouping at the pier and its historical appearance externally and suggested the construction would be fairly straightforward to replicate.

It was commented that it would appear that Historic Environment Scotland consider the building is worth saving and it was questioned whether Historic Environment Scotland has expressed any interest to take ownership of Linkshouse. The Planning Officer said that while that was not within the remit of the Planning Service, she suggested that there is a general reluctance by Historic Environment Scotland to take on any additional buildings given the challenges to maintain the properties currently in their care.

Further detail was sought regarding the decision taken in 1997 for the building to become listed and on the Council's funding towards the stabilisation works on the building following the fire. In responding, the Planning Officer said that the decision on the original listing of the building would be available online and also the consultation response from Historic Environment Scotland includes their reasoning for coming to the view the building is of special interest. In terms of the grant funding, the Planning Officer said she had not been aware of any detail of the funding and said that while she could look, she suggested that the information would be outwith any retention period required under the grant scheme.

A question was posed on who would be held responsible, should the Planning Committee agree to refuse the application and then the building collapses and a member of the public injured. The Planning Officer referred to the provision within Building Standards legislation and within Listed Building legislation to deal with imminently dangerous buildings and when it is considered there would be an immediate risk to public health and safety. She added however, that the structural report submitted as part of the application, does not support the view that there is any immediate concern.

There were no further questions to the Planning Officer.

The Chair invited a representative of the objector to address the Committee. There were no representative of the objector in attendance.

The Chair invited a representative of the applicant/applicant's agent to address the Committee.

Mr S Douglas, Chartered Construction Professional, advised that the applicant, Mr Laurenson, had asked him to assist in this matter. Mr Douglas said that all will agree that it is sad day when a building of historic importance needs to be demolished, however he said that the reality is that the building has come to the end of its life, it is in a dangerous condition and requires to be demolished. He said that Linkshouse is potentially a danger to persons in the vicinity, to the public in general and to adjacent buildings in places. He said that building owners are responsible for preventing their buildings falling into a dangerous condition and the local authority has a duty to protect the public when, for

whatever reason, a building owner has failed in their duty to fulfil this responsibility. He said that the building owner wants to fulfil that duty, to demolish the building and remove the danger completely. Failure to grant approval today will prevent the building owner to discharge his duty and will place the duty on the Local Authority to act. He said in the interest of public safety he stated that permission should be granted for the building to be demolished without delay, adding that public safety must take precedence.

Mr L Laurenson, the applicant, advised that Yell Community Council had initially raised the serious concerns about the building to himself and also to Building Standards. It was then that he decided to get the building surveyed as it would be a great concern if there was a public safety risk due to the condition of the building.

Mr Laurenson gave a presentation to Committee, which included a timeline report on the condition of the building, from 1990, taken from Historic Environment Scotland's Buildings at Risk website. Mr Laurenson also advised that the building has been offered to various groups, at a price sought which he said could not be more favourable, being free. He said that recently concerns have been flagged up by the community and Yell Development Committee, highlighting the serious changes to the building, and with its proximity to the public road it is creating a great concern.

Mr Laurenson's presentation also included photographs, showing:

- the location of Linkshouse - the housing nearby; the shop buildings surrounding Linkshouse; no pavement between the front of the building and the road; the proximity of the sea and the community activity in the area. Mr Laurenson advised that the surrounding shop buildings would be restrictive in terms of conducting repairs to Linkshouse and that during any repairs to the building the main road would have to be blocked.
- views along the east wall of the building, taken around 2015.
- views along the east wall of the building, taken in 2023. Mr Laurenson commented on the change in the structure of the building since 2015. He referred to his responsibility as the owner in terms of risk and on the financial burden to demolish the building, however he would want to remove the risk that clearly exists.
- east gable of the house, taken in 2014. Mr Laurenson commented on the weakening of the structure and the risk to the public in terms of imminent collapse.

The Chair then welcomed questions from the Committee to the applicant/ applicant's agent.

It was questioned whether there had been any interest from local groups or the Shetland Amenity Trust in the building. Mr Laurenson advised that Yell Crafts had pursued proposals through to the funding stage, however it had failed with costs to effect repairs. Mr Laurenson went on to say that with the thick walls of the building, the size inside is remarkably small so it possibly offers little scope for reuse. He advised also that the building is totally surrounded by the shop buildings which losses its appeal. He also provided comparison with Gloup Haa

in Yell and Brough Lodge, Fetlar which are in their own location. Mr Laurenson confirmed that the building has been offered to community groups and the Community Council however with the constraints to undertake works in an island and with the constraints of the site, nothing has been taken forward.

In responding to a question, Mr Laurenson advised that he cannot get insurance on the building, due to the condition of the building and therefore all the risks fall to himself.

There were no further questions to the applicant/applicant's agent.

The Chair advised on the opportunity, at this stage in the hearing process, for Members of the Committee to ask questions or seek clarification from Council officers on any planning or legal issues.

Clarity was sought, in terms of liability on the Council should the Committee agree to refuse the application and the building is not demolished, but then the building collapses and causes damage or injury. In responding, the Solicitor suggested that there would be a very remote possibility on any comeback against the Council in that circumstances, and he referred to the information provided by the Planning Officer regarding other statutory mechanisms available relating to dangerous buildings and notices that can be served and none has come about in this situation. The Solicitor said that there does not appear to be any direct evidence of imminent danger, which he said it would need to be clearly established that damage and injury would result directly from the Council's decision before any liability could be attached to the Council. He suggested however that the question of safety of the building was not something that Members should ignore, however the question of civil liability and claim for damages was a more remote matter.

During the discussion, the Chair made comment that if the application is approved, Scottish Ministers have to be approached to formalise that decision. In that regard, he sought clarity as to whether there would be any financial implications for the Council in that event. In responding, the Team Leader – Development Management said that, as far as he was aware, there would be no financial implications to the Council.

Comment was made that with certain tides and wind conditions, the area floods and seawater reaches the front door of the building, and it was questioned whether there were any budgets for protective works. In terms of budgetary aspects, the Team Leader – Development Management suggested that the Council does receive some funding, as part of Flood Risk Management plans, being another part of the Planning Service, however he added that budgets were limited, if available. He also suggested that this area of Yell was not a priority area for protective works.

In response to a question regarding the granting of planning permission to redevelop the Linkshouse building with it being in very close proximity to the sea, the Team Leader – Development Management said that it would depend on the proposed re-use of the building. He suggested that permission possibly would not be granted for residential use due to the

close proximity to the sea and the need to prevent flood risk but it would not prevent reuse, and it would all depend on the design and proposed use. He referred also to the earlier comments by the Planning Officer, that it would not be a case of complete replication of the building and he said that Historic Environment Scotland is not adverse to new proposals which still allow the historic interest to be identified.

The Chair asked the applicant and applicant's agent if they were satisfied they have had the opportunity to present their case to Committee.

Mr Douglas, the applicant's agent, indicated that he wished to provide further information. Mr Douglas advised that Building Standards will only issue a dangerous buildings notice if the owner is not prepared to do anything with the building, however in this case the applicant is accepting his responsibility and wants to make the building safe. The structural report identified that according to calculations carried out and references to British Standards the building will not stand given certain wind speeds. He said that from those calculations, the building should not be standing, and in certain wind conditions the building will come down.

The Chair thanked Mr Douglas for the further information provided.

During debate, Ms Manson commented that it is sad that something that has been there all the days has to be removed, and in this instance she considered there was little choice other than to go against the officer's recommendation. She suggested that if the building had not been Listed it would be demolished as the building is a risk to people walking and driving past.

Ms Manson moved that the application is granted to demolish Linkshouse due to its proximity to the sea, which would hinder its use as a dwellinghouse. She said that the building has been offered to local groups, who are not interested to develop the building and given the current financial state of the Council and other funding bodies it is highly unlikely that there would be any assistance available to the applicant or to anyone else to do any works. Ms Manson said that it is clear to see that the building is well beyond easy economic repair and is in a very dangerous state. She referred also to the lack of stone as lintels and with the fire and the subsequent weather over the past 30 years has greatly deteriorated the building, so it is not a question of whether the building will fall down but when it falls down. Mrs Hughson seconded.

There was no one otherwise minded.

The Chair advised on the decision of Committee, to approve the application, which would be subject to notification to Scottish Ministers.

Decision

The Planning Committee approved the application, which would be subject to notification to Scottish Minister.

The meeting concluded at 10.47am.

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Chair

Shetland Islands Council

Agenda Item

1

Meeting(s):	Planning Committee (sitting as Local Review Body)	25 October 2023
Report Title:	Guidance on Local Review under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) to be considered by the Planning Committee sitting as Local Review Body Local Review Ref: 2022/276/PPF-LR46 – Proposed installation of photovoltaic (PV) panels and reharl exterior at Church of Scotland, Papa Stour, Shetland, ZE2 9PW (Planning Application Ref. 2022/276/PPF).	
Reference Number:	2022/276/PPF – LR46	
Author / Job Title:	John Holden – Team Leader, Development Management	

1.0 Decisions / Action required:

1.1 Decide whether the Local Review Body is to hold a pre-examination meeting to decide upon the manner in which the review, or any part of it, is to be conducted; and if so sitting as a pre-examination meeting:

1) Decide as a preliminary matter the procedure to be followed and, in particular, (a) whether to determine the review without further procedure, or (b) whether further procedure, under Regulation 13(4) of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, is to be undertaken and whether to adjourn for that purpose before determining the review.

1.1.2 Should the Local Review Body determine a site inspection is appropriate under Regulation 13(4)(c) of the 2013 Regulations, to **DECIDE** whether that site inspection is to be conducted:

1.1.2.1 as an unaccompanied site inspection under Regulation 16(1)(a) of the 2013 Regulations; or

1.1.2.2 as an accompanied site inspection under Regulation 16(1)(b) of the 2013 Regulations; or

1.1.2.3 as a “virtual” site inspection, effected by way of directing the Executive Manager – Planning, or his nominee, to attend the site unaccompanied and record video footage of the site and immediate surroundings.

1.1.3 Where the Local Review Body determines a “virtual” site inspection is appropriate, to **DETERMINE** the criteria or parameters which are to apply to that “virtual” site inspection.

1.2 In the event the Local Review Body considers there is sufficient evidence available before it to review the decision on the application without adjournment or deferment, review the decision on an application for planning permission for a local

development that has been taken by an officer (the appointed person) under the Planning Scheme of Delegations in terms of Sections 43A(8) to (16) of the Town and Country Planning Scotland Act 1997, and thereafter:

1) Determine whether to uphold, reverse or vary the decision under review, giving reasons for the Local Review Body's decision by reference to the relevant sections of the development plan and any other material considerations to which they had regard in determining the application.

2.0 High Level Summary

2.1 The Planning Scheme of Delegations that has been approved by the Council, as well as that which has been approved by the Scottish Ministers, identifies the appropriate level of decision making to ensure compliance with the 1997 Planning Act.

2.2 A decision on an application for planning permission for a local development that is taken by an officer (the appointed person) under the Scheme of Delegations has the same status as other decisions taken by the planning authority except as regards the method of reviewing the decision. Sections 43A(8) to (16) of the 1997 Act remove the right of appeal to the Scottish Ministers, and put in place arrangements for the planning authority to review these decisions instead.

2.3 The Full Council resolved on 12 May 2011 (Minute Ref: 57/11) that the remit of the Planning Committee be extended to include the functions of the Local Review Body, who would review the decision taken.

2.4 The Council as planning authority has received a notification of review in respect of a planning application for proposed development described as "Proposed installation of photovoltaic (PV) panels and reharl exterior at Church of Scotland, Papa Stour, Shetland, ZE2 9PW" (Planning Application Ref. 2022/276/PPF).

2.5 The proposal was found by the appointed person to be unacceptable when considered against the policies contained within National Planning Framework 4 the Shetland Local Development Plan (2014), and refusal of permission by them was given, reason being: "The layout, design and siting of the photovoltaic panels and introduction of a white finish to the external harling would result in an adverse impact on the special architectural interest, character and appearance of the Category B listed building and therefore, the proposal is contrary to Policy 7 of National Planning Framework 4 (NPF4) and Policies HE1 and HE2 of the Shetland Local Development Plan (2014). The adverse visual impact on the listed building and its setting would compromise the ability of future generations to enjoy the high quality environment of the area. Although the PV panels would facilitate a change to renewable energy, it is considered that the harm to the historic environment would be contrary to SLDP Policy GP1. The development would result in an adverse impact on the listed building and its setting and would therefore be contrary to SLDP Policy GP2. The adverse impact on the historic environment, specifically the listed building and its setting, has not been satisfactorily addressed. As a result the development would be contrary to NPF4 Policy 11 and SLDP Policy RE1."

2.6 The Development Plan in Shetland now comprises the provision of the National Planning Framework 4 (NPF4) and the Shetland Local Development Plan (SLDP) (2014). NPF4 was adopted by the Scottish Ministers. The Development Plan provides the national planning policy context and agenda for the assessment of all planning applications, and is to be taken into account in the Local Review Body's assessment and

determination fo whether to uphold, reverse or vary the decision under review, looking at the materials afresh.

3.0 Corporate Priorities and Joint Working:

3.1 A decision made on the planning application that accords with the development plan would accord with the aims as are set down in the Council's Corporate Plan: "Our Ambition 2021-2026" that a positive, confident and sustainable future for Shetland is created, in such a way that a more sustainable, ecologically diverse and resilient natural environment is achieved. Our Ambition 2021-26 – Shetland Islands Council

4.0 Key Issues:

4.1 Review proceedings require to follow the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013. Those regulations allow the Local Review Body a certain amount of discretion in determining its procedure. It may decide to hold a "pre-examination meeting" to consider the manner in which the review or any stage of the review is to be conducted. If the Review Body considers that the review documents before it provide sufficient information to enable it to determine the review, the Review Body may determine the review without further procedure. Otherwise the Review Body may require further representations or information by means of either written submissions, or holding one or more hearing sessions, or a site visit, or a combination of any of these methods. The procedure by which the case is to be reviewed however should be confirmed by the Review Body before proceeding to consider evidence.

4.2 If the Review Body decide as a preliminary matter that a site visit will be necessary it can adjourn for that purpose. If the site visit process is adopted only those members of the Review Body that attend the site visit should then take part in the subsequent decision making meeting. Any members not present when preliminary matters are dealt with can still attend the site visit and hearing provided they have been present when all evidence and submissions have been made. Notice of the date, time and place of the adjourned hearing session to follow the site visit may be announced before the adjournment.

4.3 In respect of review in this case the applicant has indicated that in the event the Review Body decides to have a site visit, that the site is able to be viewed entirely from a road or public land, and that it is possible for the site to be accessed safely without barriers to entry. Where the Review Body decides to make an unaccompanied site visit the applicant is to be informed of the proposal. Where the Review Body decides to make an accompanied site visit the applicant and any interested party is to be given such notice of the date and time of the proposed inspection as may appear to the Review Body to be reasonable in the circumstances. It should be noted however that neither an applicant nor any interested party is permitted to address the Review Body on the merits of the review during an accompanied site visit.

4.4 Where a decision has been taken that the review is to follow the statutory public hearing procedure, the Review Body is required to follow Hearing Session Rules under Schedule 1 of The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013. In doing so they are to confirm the matters to be considered and the order in which persons entitled to appear are to be heard.

4.5 The Full Council resolved on 15 July 2009 (Minute Ref: 104/09) that the default position is for a public hearing for all Local Review Body decision making, however, the

Local Review Body is not obliged to stick with that procedure and can choose another procedure if it considers it appropriate. Such hearing sessions are usually held in a similar manner to the current Planning Committee, with the Planning Service Case Officer presenting on the matters to be considered, followed by those persons entitled to appear other than the applicant, followed by the applicant, with its being the case that Members of the Review Body can ask questions throughout the process. The hearing session can similarly proceed in the absence of any person entitled to appear at it. The Review Body should confirm this order and confirm the time each person entitled to appear is to be afforded beforehand. Persons entitled to appear have been informed that they will each be given a maximum of 5 minutes.

4.6 The Hearing Session Rules prescribe that the hearing shall take the form of a discussion led by the Review Body and cross-examination shall not be permitted unless the Review Body consider that this is required to ensure a thorough examination of the issues. Persons entitled to appear are entitled to call evidence unless the Review Body consider it to be irrelevant or repetitious. The Review Body may also refuse to permit the cross-examination of persons giving evidence, or the presentation of any matter where it similarly considers them to be irrelevant or repetitious.

4.7 The matters that are attached for the purposes of consideration by the Review Body in this case comprise: the decision in respect of the application to which the review relates, the Report on Handling and any documents referred to in that Report (including: the planning application form, and any supporting statement and additional information submitted, and consultation responses and representations received prior to the decision notice by the appointed person being issued); the notice of review given in accordance with Regulation 9; all documents accompanying the notice of review in accordance with Regulation 9(4); any representations or comments made under Regulation 10(4) or (6); and any 'hearing statement' served in relation to the review.

4.8 In making a decision, as well as having regard to the review documents, and, in the case of a public hearing, any hearing statements served, the Review Body needs to take into consideration any new evidence which is material (a planning consideration) to the determination of the review that it finds through conducting any further procedure of a site visit and/or public hearing. The Review Body needs also to be minded that the application must be individually decided on its merits, and be determined in accordance with the provisions of the development plan (now National Planning Framework 4 (NPF4) and the Shetland Local Development Plan (2014)) unless material considerations indicate otherwise, looking at the materials afresh.

4.9 The Local Review Body then needs to give notice of its decision, which can be to uphold, reverse or vary the decision under review, in accordance with The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, giving reasons for its determination by reference to the relevant provisions of the development plan and any other material considerations to which it had regard in determining the application. Where relevant, the decision notice the Local Review Body resolves to issue shall: include a description of any variation made to the application in accordance with section 32A(a) of the 1997 Act; specify any conditions to which the decision is to be subject; include a statement as to the duration of any permission granted or make a direction as to an alternative; and if any obligation is to be entered into under section 75 of the 1997 Act in connection with the application state where the terms of such obligation or a summary of such terms may be inspected.

5.0	Exempt and/or confidential information:
5.1	None.

6.0	**Implications :** *Identify any issues or aspects of the report that have implications under the following headings*
6.1 Service Users, Patients and Communities:	None.
6.2 Human Resources and Organisational Development:	None.
6.3 Equality, Diversity and Human Rights:	None.
6.4 Legal:	The Town and Country Planning (Scotland) Act 1997 (as amended) permits appeals against the decision of the Local Review Body to the Court of Session, but only on the grounds of legal or procedural error, not on the merits of the planning application. Decisions of the Local Review Body may also be subject to judicial review.
6.5 Finance:	None.
6.6 Assets and Property:	None.
6.7 ICT and new technologies:	None.
6.8 Environmental:	There are no adverse environmental impacts arising from this report.
6.9 Risk Management:	If Members are minded to either uphold the appeal, or reverse or vary the decision under review, it is imperative that clear reasons for doing so be given and minuted. This is in order to provide clarity in the case of a subsequent judicial review against the Local Review Body's decision. Failure to give clear planning reasons for the decision could lead to the decision being overturned or quashed. In addition, an award of costs could be made against the Council. This could be on the basis that it is not possible to mount a reasonable defence of the Council's decision.

6.10 Policy and Delegated Authority:	The application is for planning permission made under the terms of the Town and Country Planning (Scotland) Act 1997. As an appeal has been lodged against the decision taken by the Appointed Person on the proposal that is classed as Local Development, the decision to review the decision is delegated to the Planning Committee sitting as the Local Review Body under the Planning Scheme of Delegations that has been approved by the Scottish Ministers.	
6.11 Previously considered by:	Not previously considered.	

Contact Details:
John Holden, Team Leader – Development Management, Development Services
john.holden@shetland.gov.uk
Report written: 4 October 2023

Appendices:
Local Review documentation

Background Documents: Shetland Local Development Plan (2014)
National Planning Framework 4 (2023)

Town and Country Planning (Scheme of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Local Review Under Section 43A(8) of the Town and Country Planning (Scotland) Act 1997 (As Amended)

Regarding Planning Application reference: 2022/276/PPF

Proposed Installation of Photovoltaic (PV) Panels and reharl exterior: Church Of Scotland, Papa Stour, Shetland ZE2 9PW

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Section 8. Representations/Hearing Statements

Section 1. Planning Submission – 2022/276/PPF

Shetland Islands Council

8 North Ness Business Park Lerwick Shetland ZE1 0LZ Tel: 01595 744293 Email: planning.control@shetland.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100604995-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

☒ Application for planning permission (including changes of use and surface mineral working).

☐ Application for planning permission in principle.

☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed Installation of Photovoltaic (PV) Panels to Papa Stour Kirk

Is this a temporary permission? * ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * ☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	James F Stephen Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	Milton Studio
Last Name: *	Peoples	Building Number:	
Telephone Number: *	[redacted]	Address 1 (Street): *	Backdykes
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glamis
Fax Number:		Country: *	United Kingdom
		Postcode: *	DD81RG
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	c/o Marantha
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	Gord
Company/Organisation	Papa Stour History & Community	Address 2:	Cunningsburgh
Telephone Number: *		Town/City: *	Shetland
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	ZE2 9HG
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: Shetland Islands Council

Full postal address of the site (including postcode where available):

Address 1: CHURCH OF SCOTLAND

Address 2: PAPA STOUR

Address 3:

Address 4:

Address 5:

Town/City/Settlement: SHETLAND

Post Code: ZE2 9PW

Please identify/describe the location of the site or sites

Northing 1160048 Easting 417718

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☒ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

That a planning application would require to be submitted with accompanying documents

Title: Miss Other title:

First Name: Marianna Last Name: Porter

Correspondence Reference Number: 2022/020/PREAPP Date (dd/mm/yyyy): 27/06/2022

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 92.80

Please state the measurement type used: ☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Papa Stour Kirk is currently regularly used as a Place of Worship

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * ☐ Yes ☒ No

If Yes please descr be and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? * 0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * ☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☐ Yes

☐ No, using a private water supply

☒ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * ☐ Yes ☒ No

If Yes or No, please provide further details: * (Max 500 characters)

As the Applicant does not own any land attached to Papa Stour Kirk, all waste will be privately removed from the building by the Applicant for transporting to a licensed recycling/refuse facility in Lerwick, Mainland Shetland for recycling or disposal.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: David Peoples

On behalf of: Papa Stour History & Community Group

Date: 28/10/2022

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.
☒ Elevations.
☒ Floor plans.
☒ Cross sections.
☒ Roof plan.
☐ Master Plan/Framework Plan.
☐ Landscape plan.
☒ Photographs and/or photomontages.
☒ Other.

If Other, please specify: * (Max 500 characters)

Property Condition Report

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	☐ Yes	☒ N/A
A Design Statement or Design and Access Statement. *	☒ Yes	☐ N/A
A Flood Risk Assessment. *	☐ Yes	☒ N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	☐ Yes	☒ N/A
Drainage/SUDS layout. *	☐ Yes	☒ N/A
A Transport Assessment or Travel Plan	☐ Yes	☒ N/A
Contaminated Land Assessment. *	☐ Yes	☒ N/A
Habitat Survey. *	☐ Yes	☒ N/A
A Processing Agreement. *	☐ Yes	☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr David Peoples

Declaration Date: 28/10/2022

Payment Details

Online payment: 871759
Payment date: 31/10/2022 09:35:53

Created: 31/10/2022 09:35

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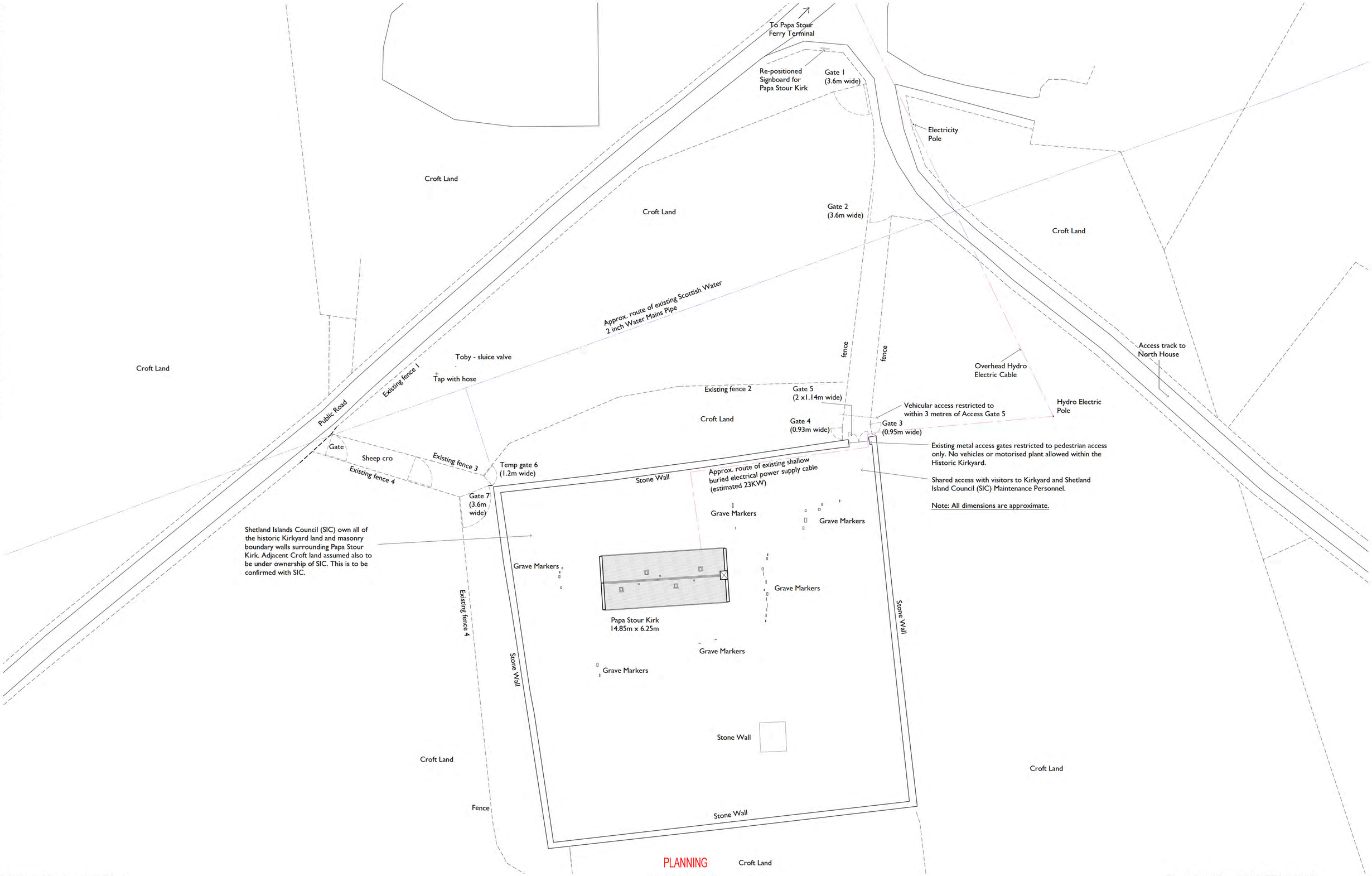

Existing Site Layout Plan

1:200 @ A1

Drawing No. 4192-EX-100-B

The Papa Stour Kirk Development Project - Phase 1 at Papa Stour Shetland

for Papa Stour History & Community Group

1:200 scale

2 0 2 4 6 8 10 12 14 16 18 20 metres

James F Stephen Architects

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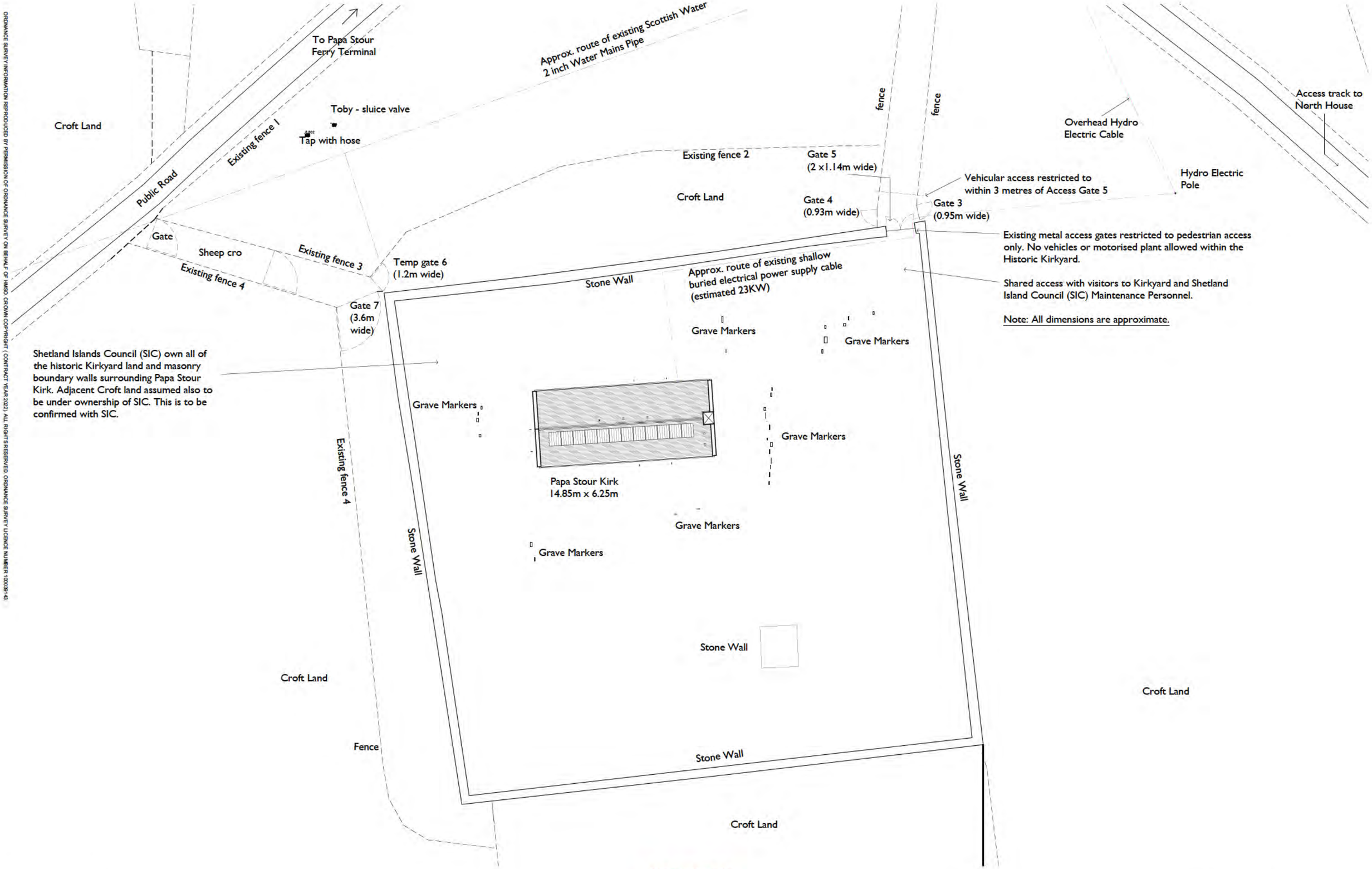

FOR INFORMATION

1:200@A2

PROPOSED SITE LAYOUT

Drawing No. 4192-SD-100

Repair & Adaptive Re-Use at Papa Stour Kirk Shetland
for Papa Stour History & Community Group

1:200 scale

2 0 2 4 6 8 10 12 14 16 18 20 metres

James F Stephen Architects

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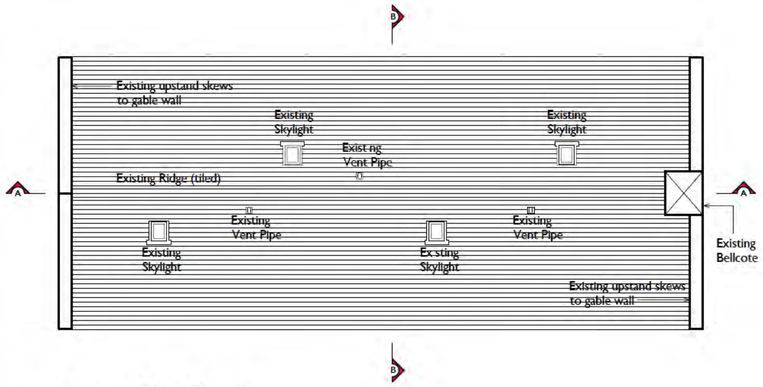
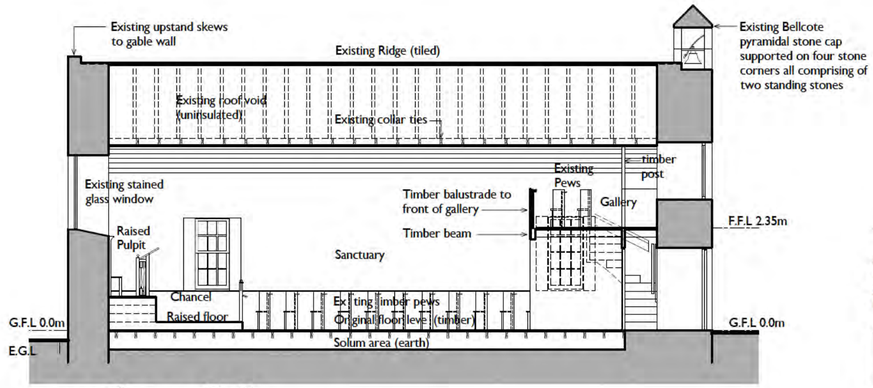
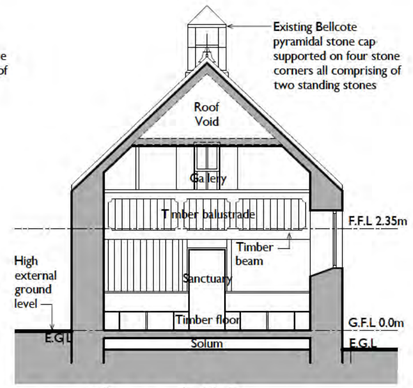


roof plan
1:100 @ A2



section AA
1:100 @ A2

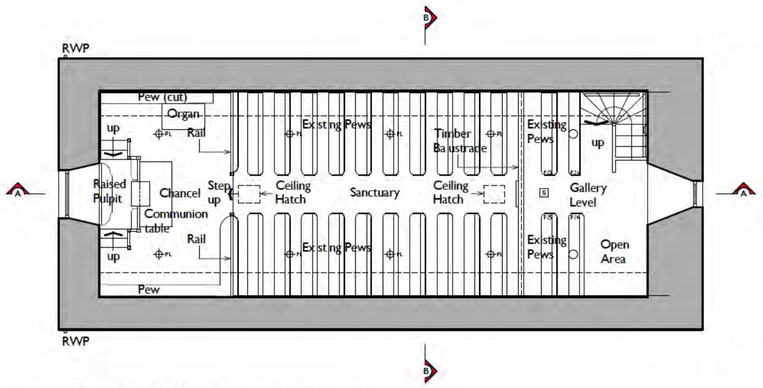


section BB
1:100 @ A2

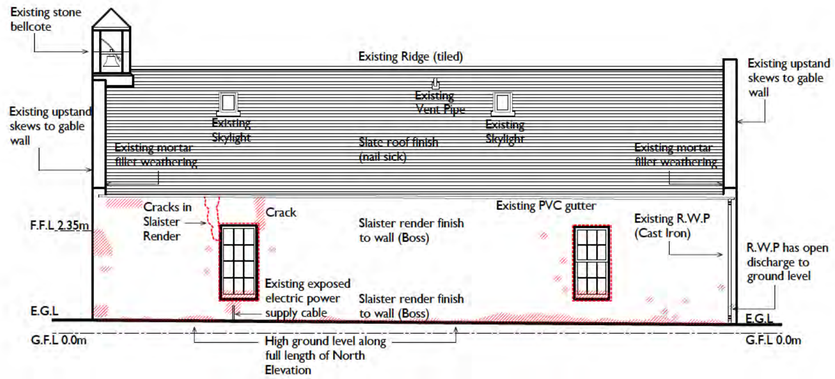
SYMBOLS LEGEND EXISTING

Evident areas of defects

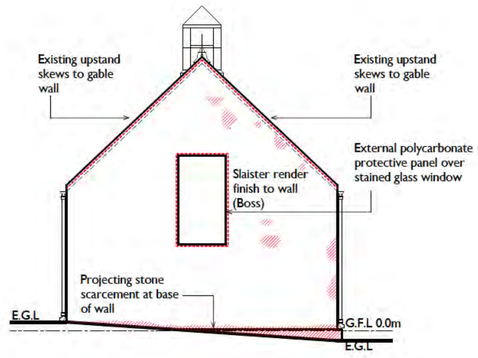
Evident Cracks



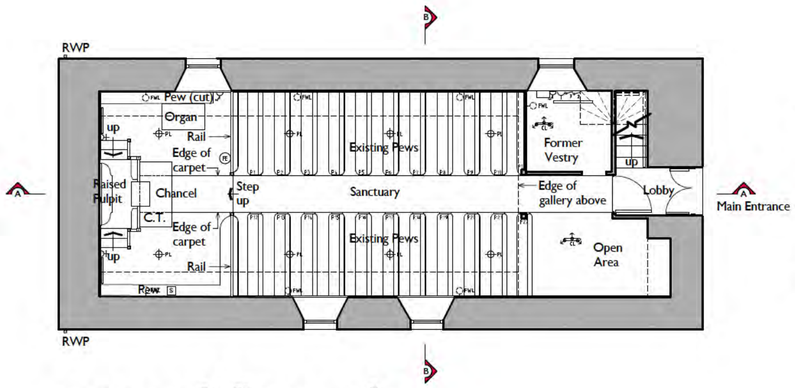
first floor plan
1:100 @ A2



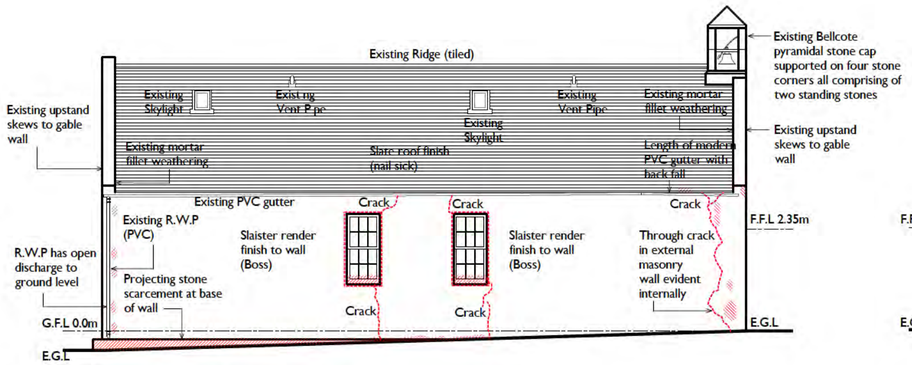
north elevation
1:100 @ A2



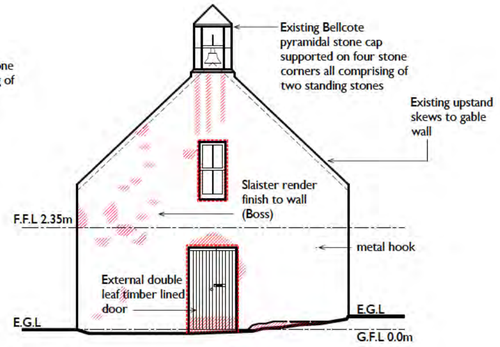
west elevation
1:100 @ A2



ground floor plan
1:100 @ A2



south elevation
1:100 @ A2



east elevation
1:100 @ A2

PLANNING

Existing Plans, Sections and Elevations

1:100@A2

Drawing No. 4192-EX-300-C

The Papa Stour Kirk Development Project - Phase 1 at Papa Stour Shetland

for Papa Stour History & Community Group

1:100 scale

1 0 1 2 3 4 5 6 7 8 9 10 metres

James F Stephen Architects

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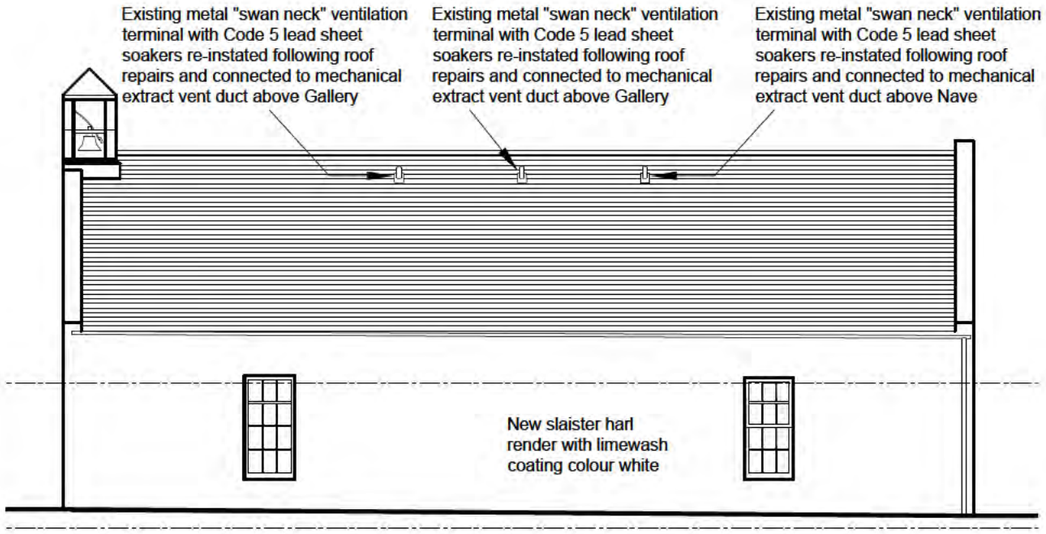
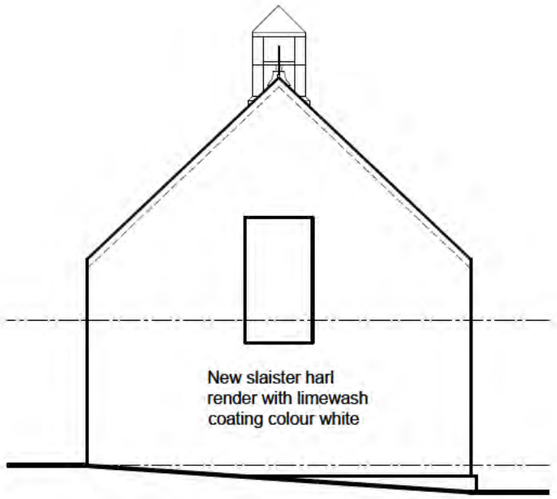
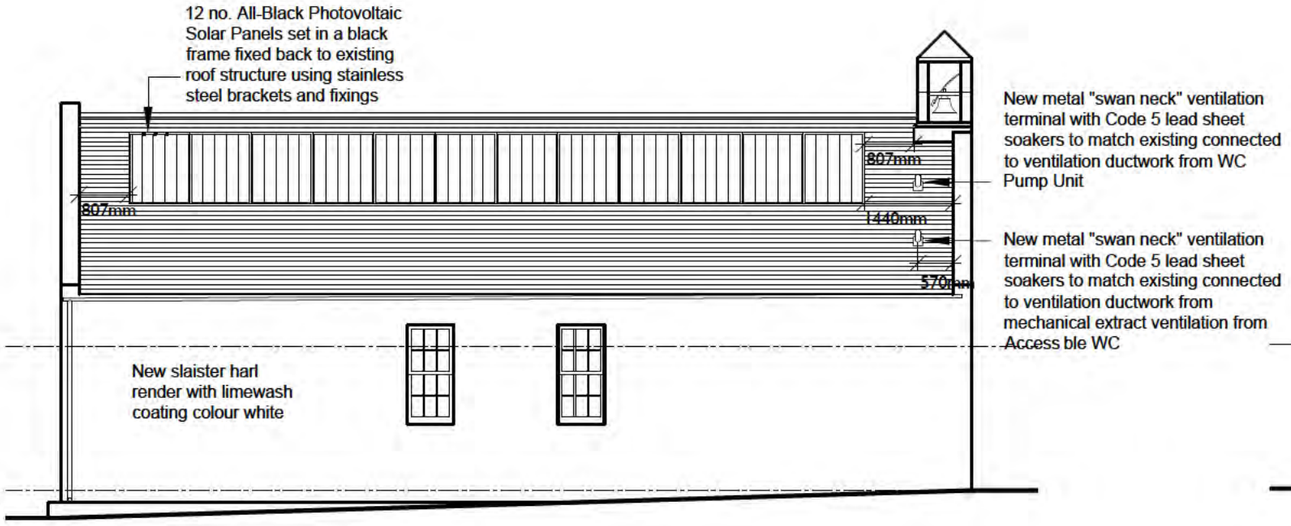


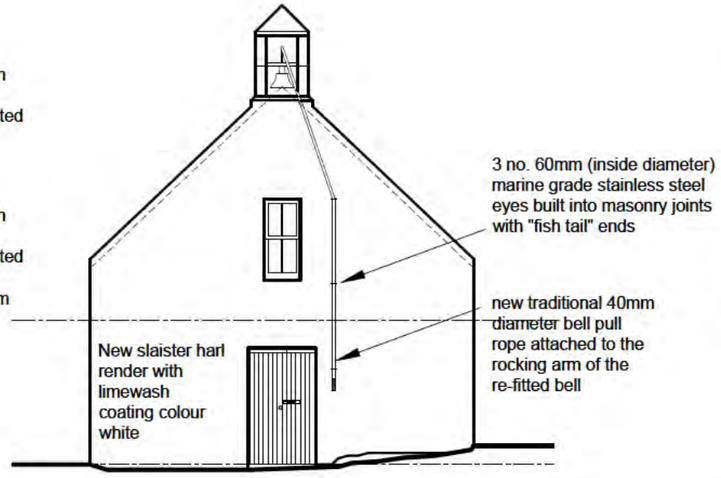
North Elevation



West Elevation



South Elevation



East Elevation

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rev.	date	details	drwn	chkd
A	27-09-22	Status updated to planning	mb	ds

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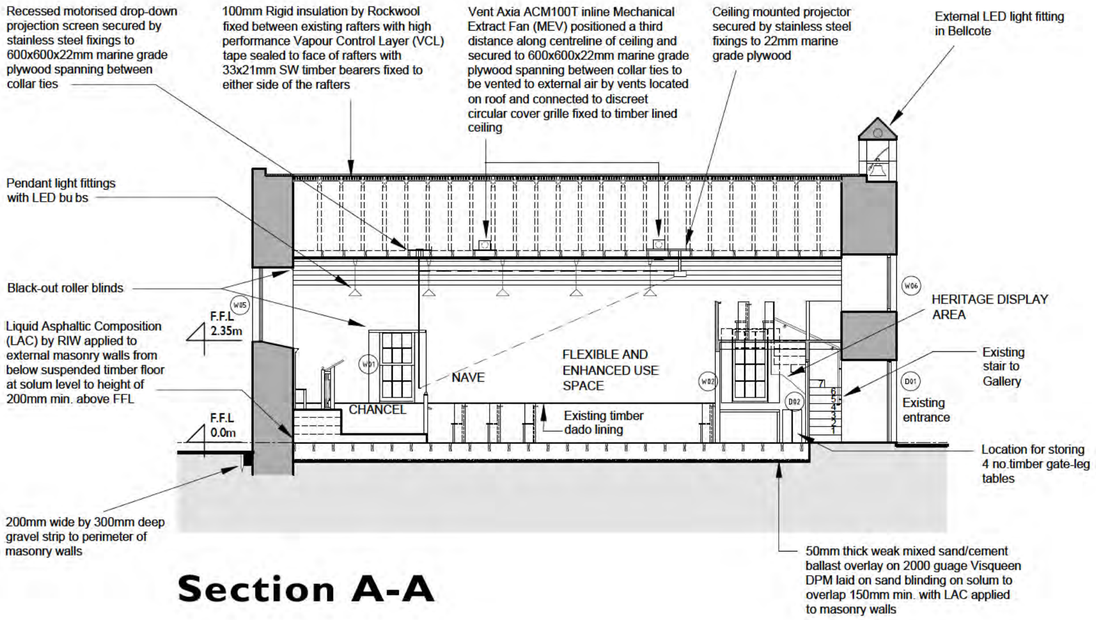
5 Viewfield Pl. Stirling FK8 1NQ t. 01786 446939

Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

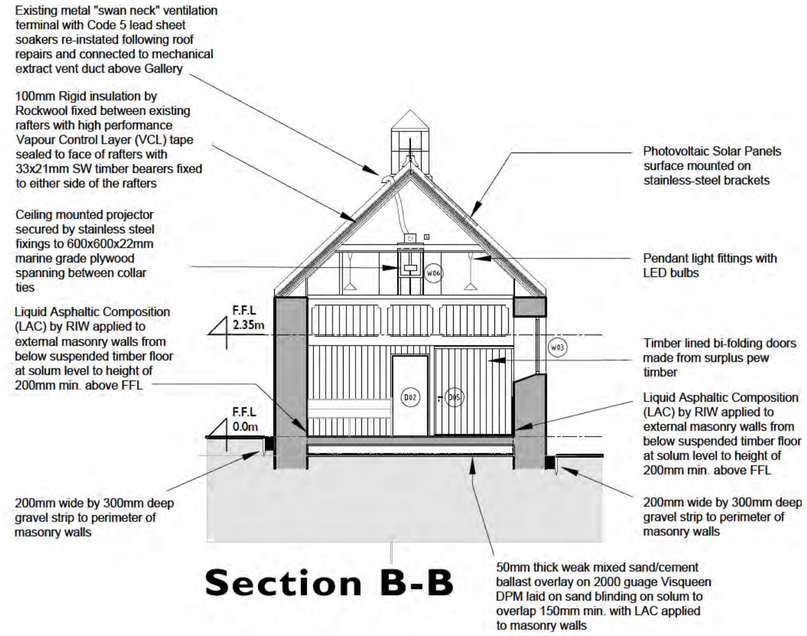
Drawing Title
Proposed Elevations

Scale.	1:100	**Drwn.**	DP
Original Size.	A3	**Chkd.**	DJR
© JFS Architects LLP		**Date.**	Nov 2019

Drawing No.
4192-GA-500-A



Section A-A



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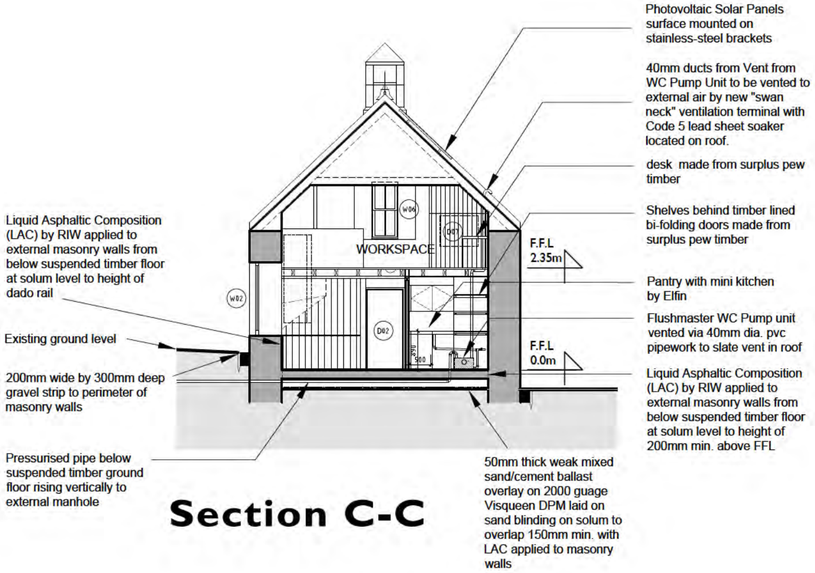

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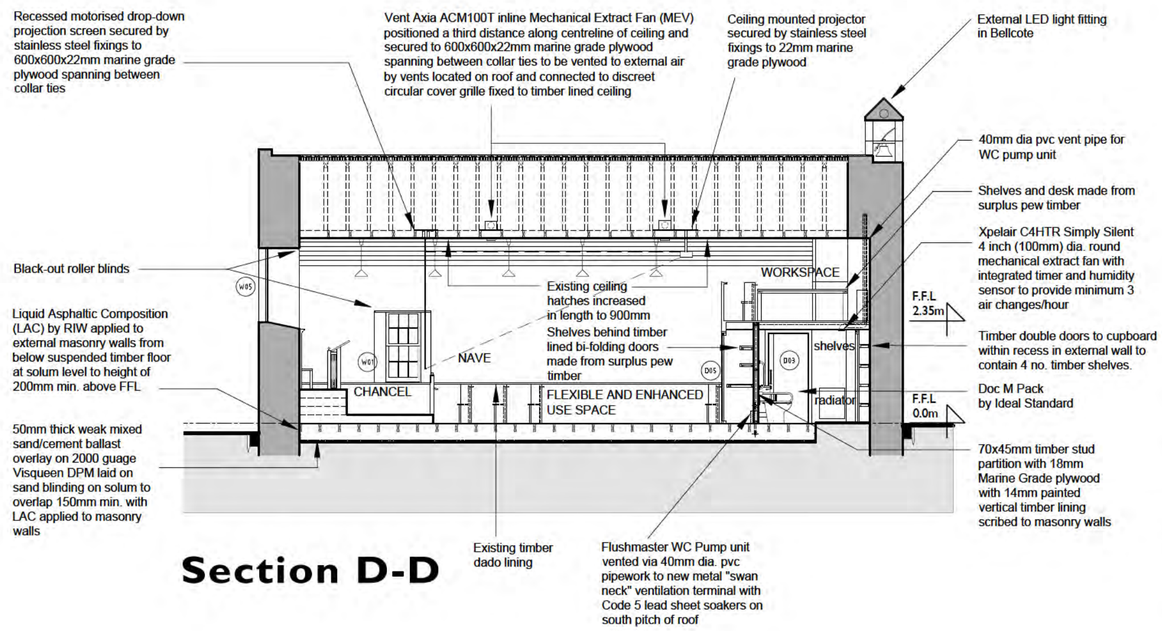

Section D-D

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rev.	date	details	drwn	chkd
A	27-09-22	Status updated to planning	mb	ds

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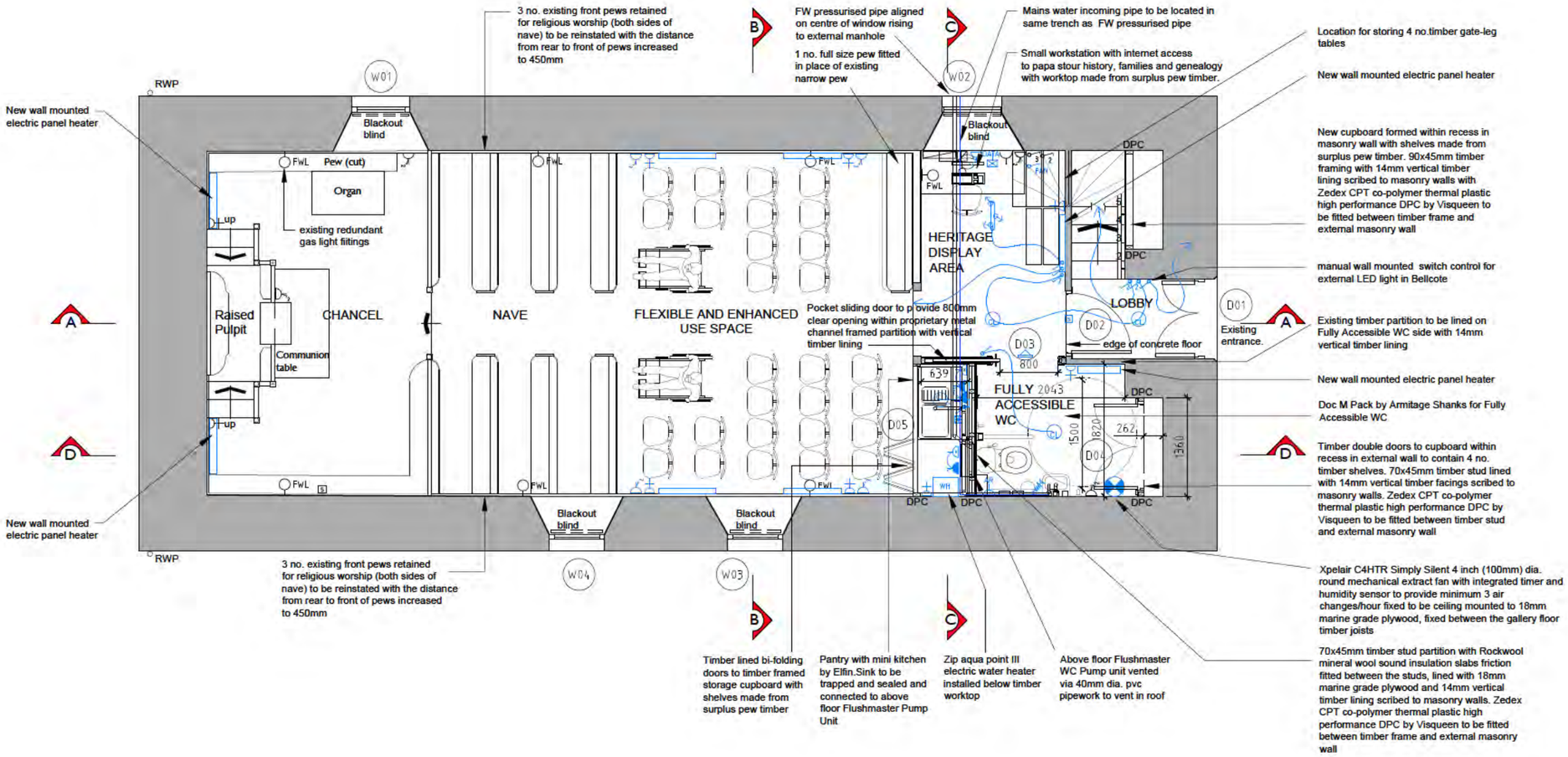
5 Viewfield Pl. Stirling FK8 1NQ t. 01786 446939

Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed Sections

Scale.	1:50	**Drwn.**	DP
Original Size.	A2	**Chkd.**	DJR
© JFS Architects LLP		**Date.**	Nov. 2019

Drawing No.
4192-GA-400-A



ELECTRICAL LEGEND EXISTING

- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Consumer unit
- Electricity meter
- Wall mounted light fitting
- Ceiling mounted light fitting
- Pendant light fitting
- 3 Spotlight fitting
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Warm Air Curtain
- Dimplex Panel Heater

ELECTRICAL LEGEND PROPOSED

- Extract Fan
- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Single13A Switched Socket Outlet (high level)
- Alarm reset button
- Overdoor light & sounder unit
- Alarm pull cord
- Wall mounted light fitting
- Energy Efficient Electric Panel Heater
- Ceiling mounted LED light fitting
- Pendant LED light fitting
- 3 LED Spotlight fitting
- Data point
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Isolator switch with neon indicator connected to 13A unswitched socket outlet
- Electric Water heater controller

Notes

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Notes:
Foul water pressurised pipe from Fully Accessible WC to connect to new private septic tank via disconnecting manhole, all to be designed, constructed and installed in accordance with the recommendations of BS EN 12566-1: 2000.
Septic Tank to be connected to Drainage field to be designed and installed in accordance with, BS6297 : 2007 Code of Practice for the Design and Installation of Drainage Fields for use in Wastewater Treatment
Refer to 4192-GA-302 for details of Septic tank and Drainage Field

All sanitary drainage to be constructed and installed in accordance with BS EN 12056-2:2000

All new electrical installations to be designed, constructed, installed and tested such that it is in accordance with the latest edition of the IET wiring regulations BS 7671: 2018 (the 18th edition) including the IET on-site guide (18th edition). Minature circuit breakers to be provided with RCCBs.
Electrical installation to be inspected and tested by an approved certifier of construction (NICEIC or similar). Appropriate certification to certify the compliance of the electrical installation to be submitted at completion stage.

PLANNING

rev.	date	details	drwn	chkd
A	27-09-22	Status updated to planning	nb	ds

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Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed Ground Floor Plan

Scale.	1:50	Drwn.	DP
Original Size.	A2	Chkd.	DJR
© JFS Architects LLP		Date.	Nov. 2019

Drawing No.
4192-GA-310-A

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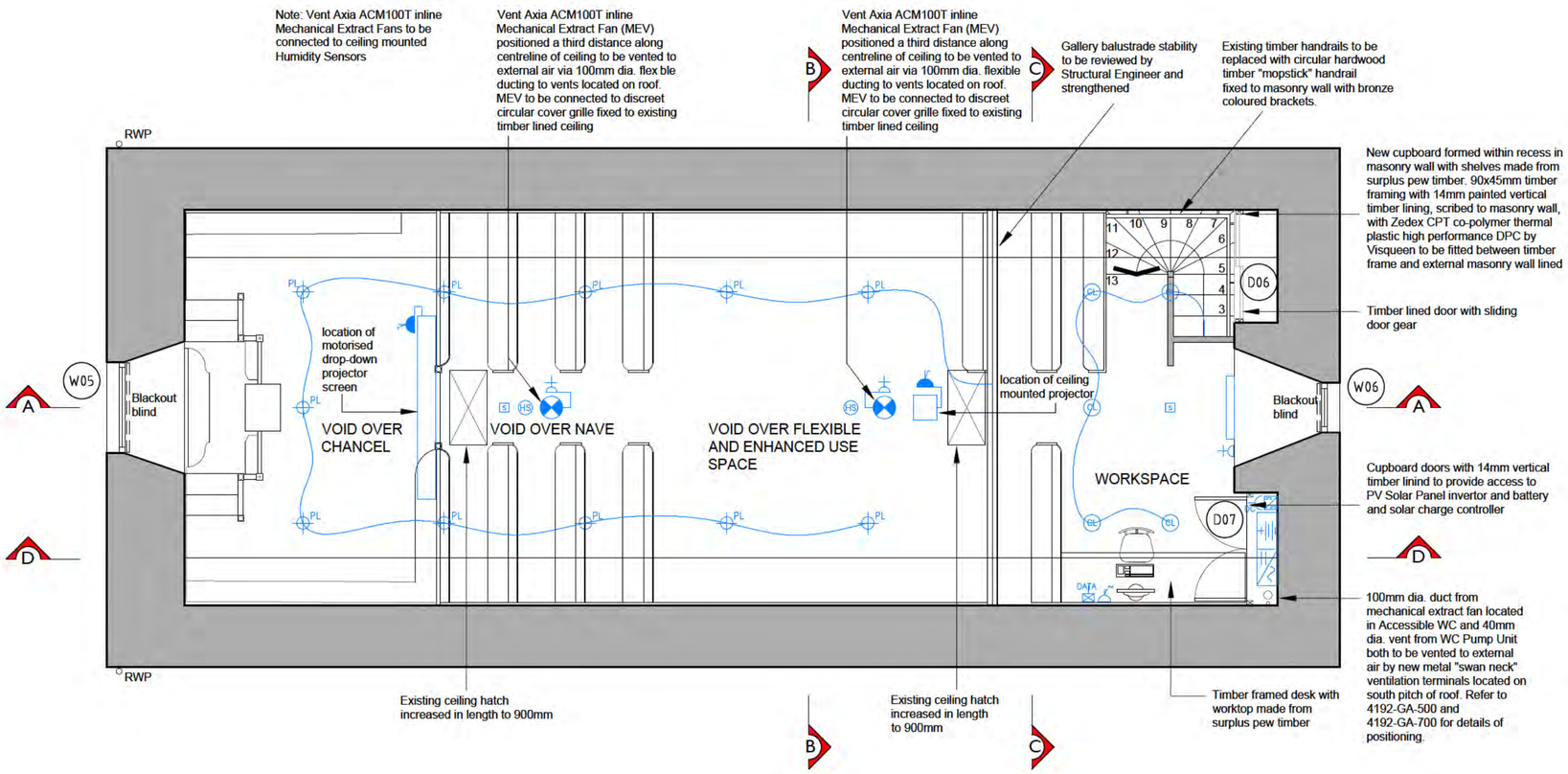
Electrical installation to be inspected and tested by an approved certifier of construction.
Appropriate certification to certify the compliance of the electrical installation to be submitted at completion stage.



ELECTRICAL LEGEND EXISTING

- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Consumer unit
- Electricity meter
- Wall mounted light fitting
- Ceiling mounted light fitting
- Pendant light fitting
- 3 Spotlight fitting
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Warm Air Curtain
- Dimplex Panel Heater

ELECTRICAL LEGEND PROPOSED

- Humidity Sensor
- Extract Fan
- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Single13A Switched Socket Outlet (high level)
- Alarm reset button
- Overdoor light & sounder unit
- Alarm pull cord
- Wall mounted light fitting
- Energy Efficient Electric Panel Heater
- Ceiling LED mounted light fitting
- Pendant LED light fitting
- 3 LED Spotlight fitting
- Data point
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Isolator switch with neon indicator connected to 13A unswitched socket outlet
- Electric Water heater controller
- PV Invertor and Battery
- AC Isolation switch
- DC Isolation switch
- Solar Charge Controller

PLANNING

rev.	date	details	drwn	chkd
A	27-09-22	Status updated to planning	mb	ds

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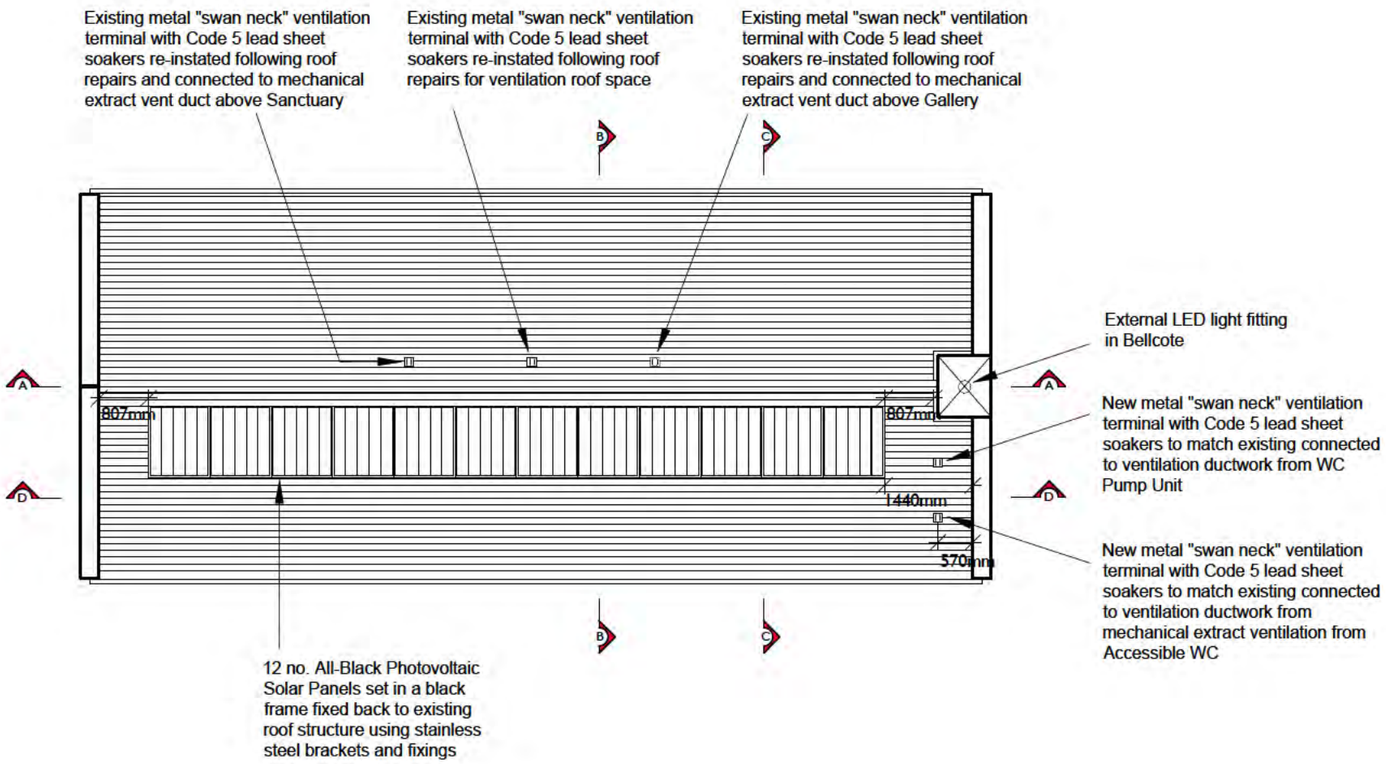
Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed First Floor Plan

Scale.	1:50	**Drwn.**	DP
Original Size.	A2	**Chkd.**	DJR
© JFS Architects LLP		**Date.**	Nov. 2019

Drawing No.
4192-GA-311-A



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PLANNING

rev.	date	details	drwn	chkd
A	27-09-22	Status updated to planning	mb	cls

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Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed Roof Plan

Scale.	1:50	**Drwn.**	DP
Original Size.	A2	**Chkd.**	DJR
© JFS Architects LLP		**Date.**	Nov. 2019

Drawing No.
4192-GA-700-A

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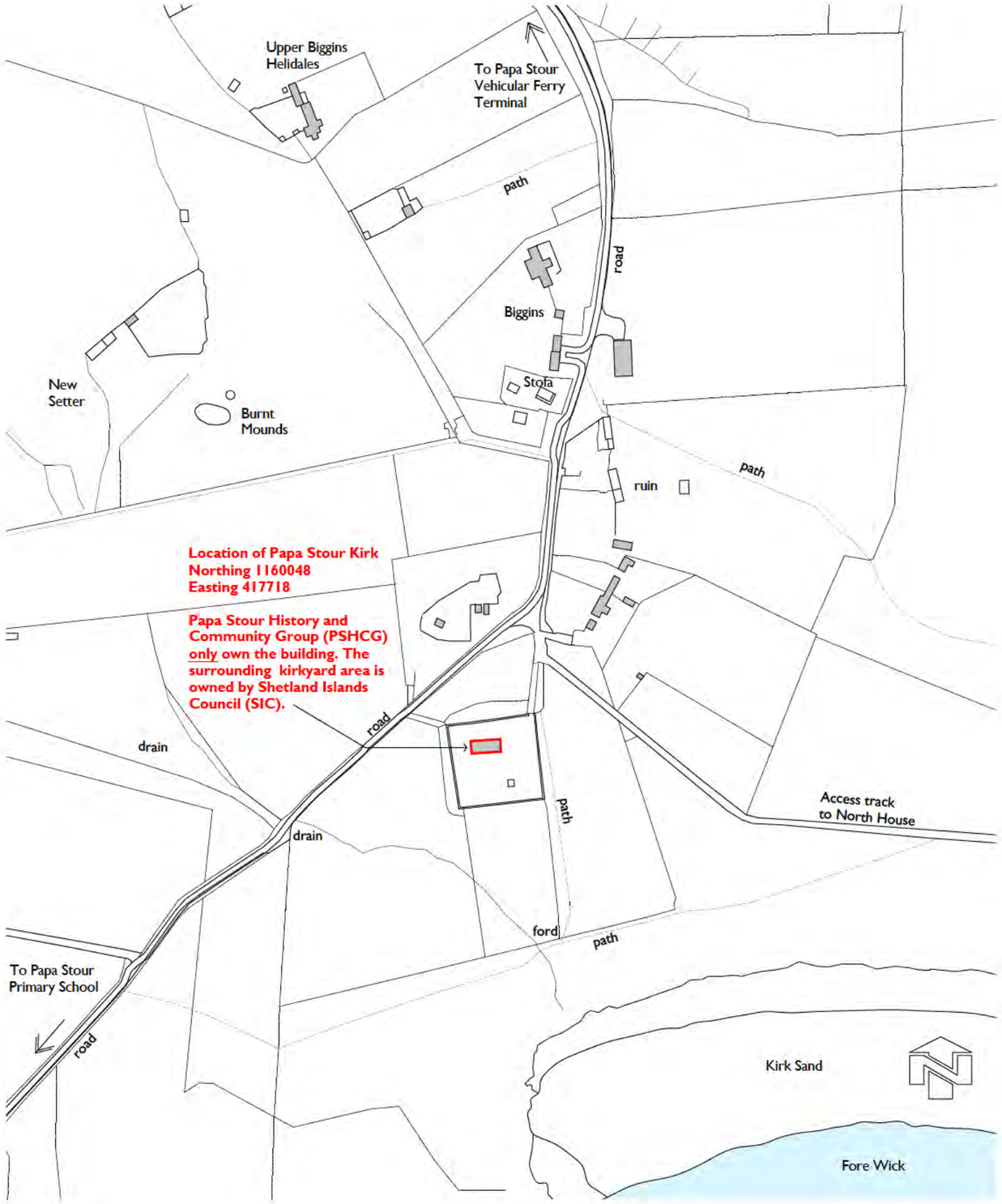

Location Plan 1:2500 scale

20 0 50 100 150 200 metres

PLANNING
1:2500 @ A3

Drawing No. 4192-LP-001

The Papa Stour Kirk Development Project - Phase 1 at Papa Stour Shetland
for Papa Stour History & Community Group

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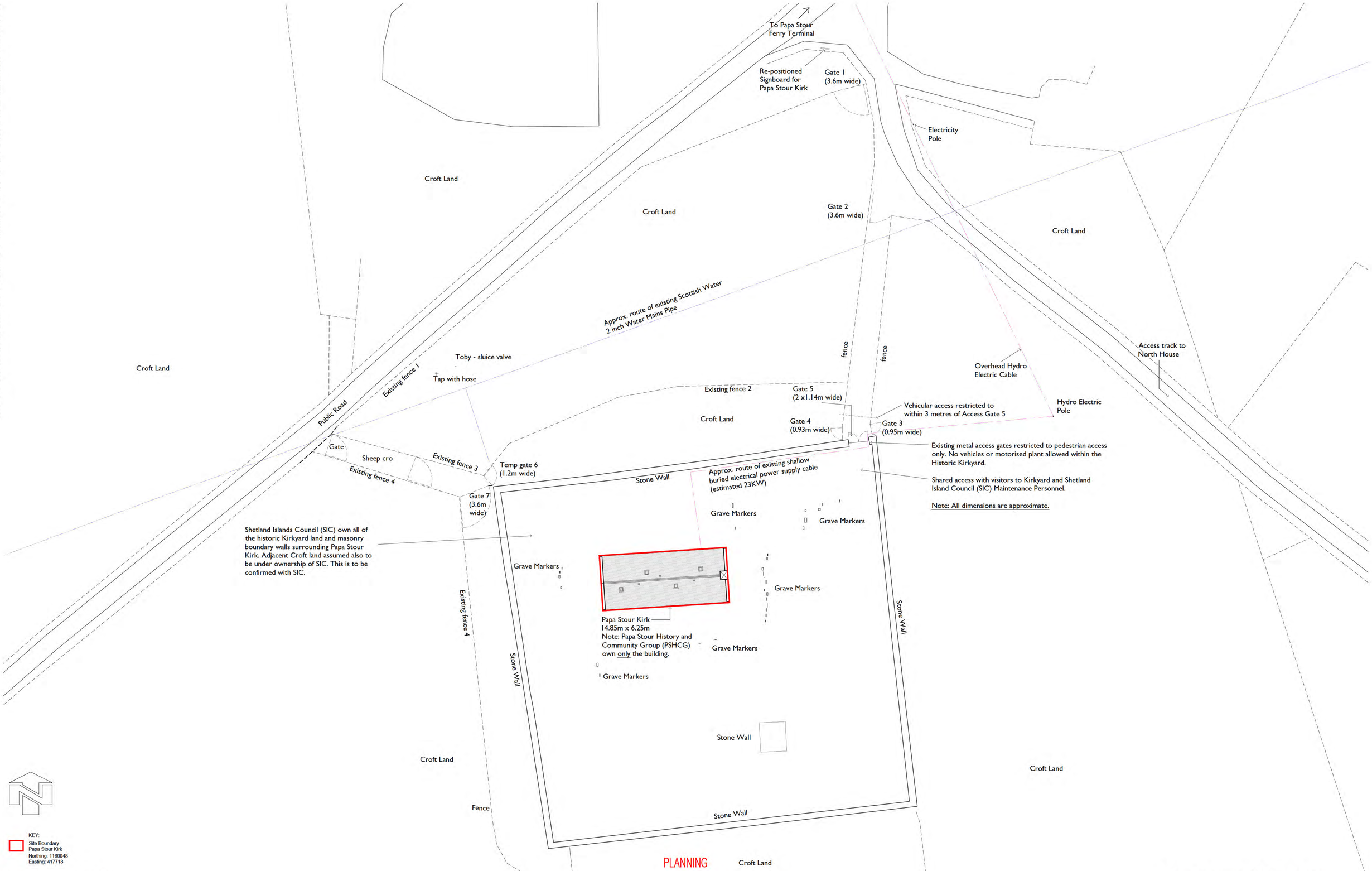

PLANNING

Existing Site Layout Plan

1:200 @ A1

Drawing No. 4192-EX-100-C

The Papa Stour Kirk Development Project - Phase 1 at Papa Stour Shetland

for Papa Stour History & Community Group

1:200 scale

2 0 2 4 6 8 10 12 14 16 18 20 metres

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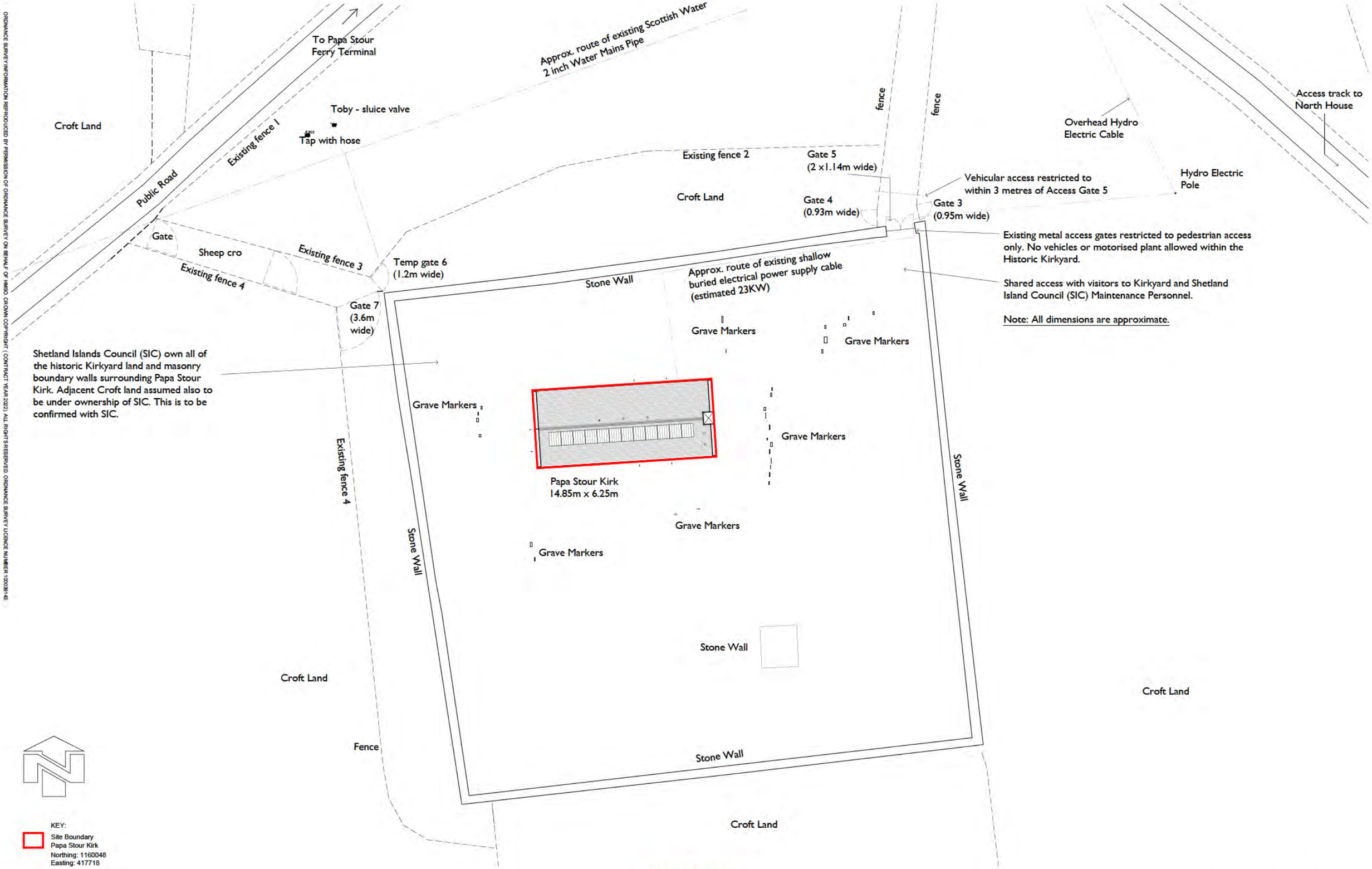

FOR INFORMATION

1:200@A2

PROPOSED SITE LAYOUT

Drawing No. 4192-SD-100-A

Repair & Adaptive Re-Use at Papa Stour Kirk Shetland
for Papa Stour History & Community Group

1:200 scale

2 0 2 4 6 8 10 12 14 16 18 20 metres

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View 1 - From the stofa at Biggins

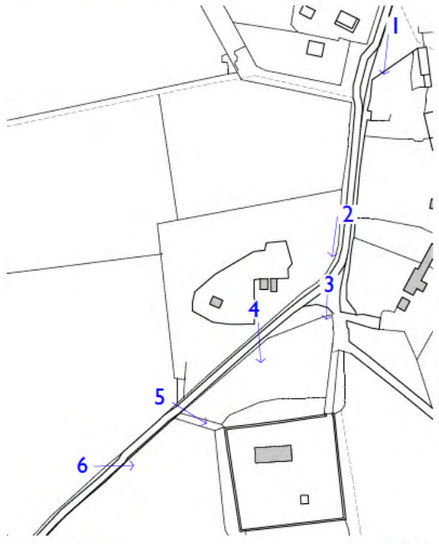
View 2 - Approach to Papa Stour Kirk from the north

View 3 - View of Papa Stour Kirk from start of access track

View 4 - North elevation of Papa Stour Kirk from road

View 5 - Northwest view of Papa Stour Kirk from road

View 6 - West view of Papa Stour Kirk from road



Location plan NTS

PLANNING

NTS @ A3

Existing External Views

Drawing No. 4192-EX-102

The Papa Stour Kirk Development Project - Phase 1 at Papa Stour Shetland
for Papa Stour History & Community Group

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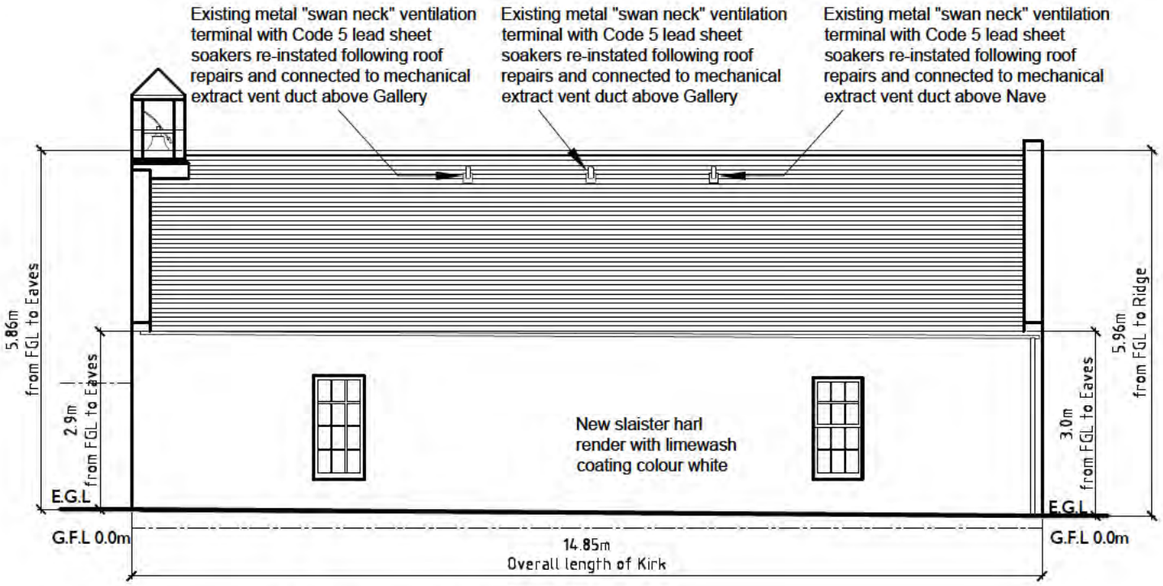
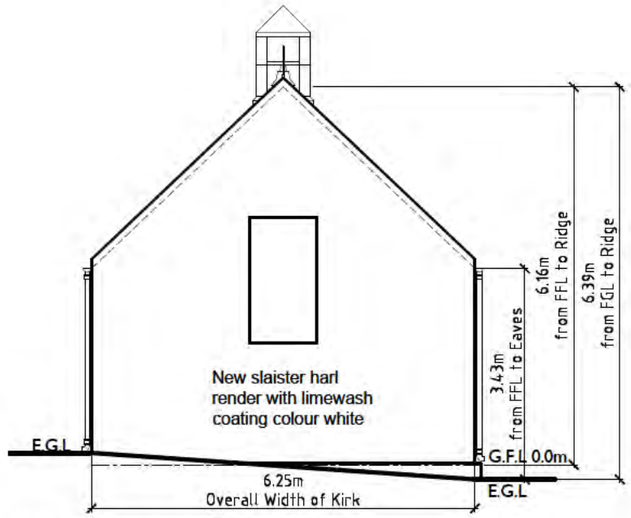
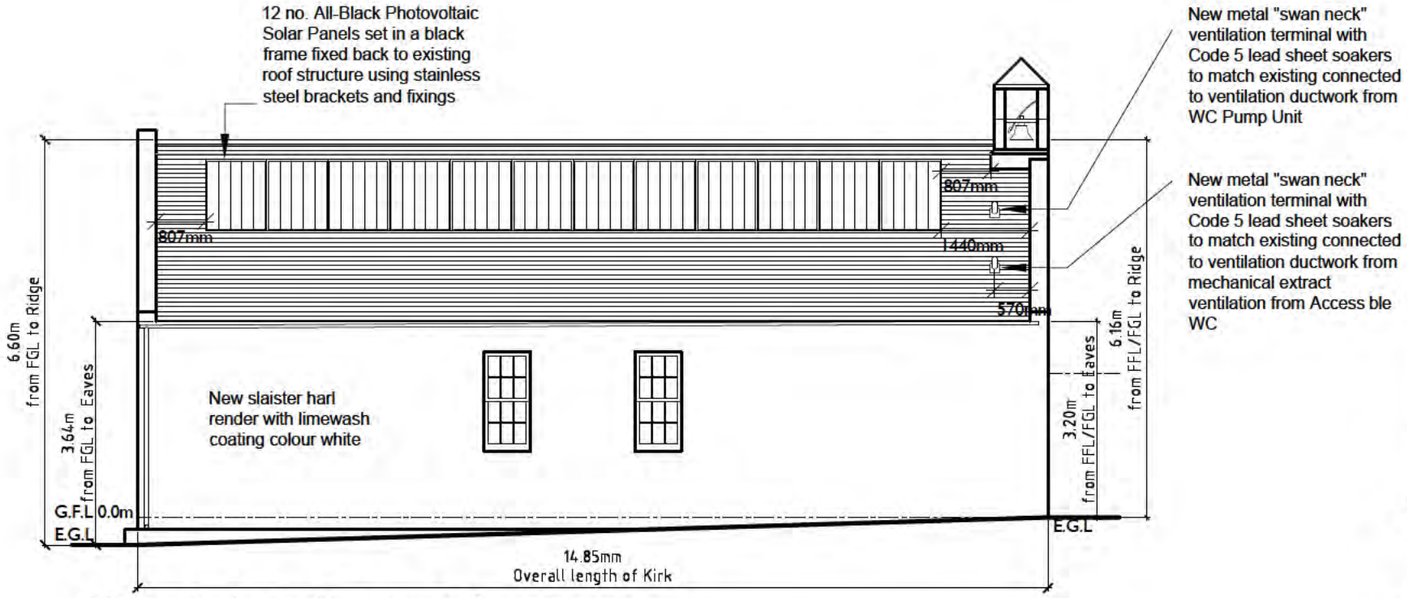


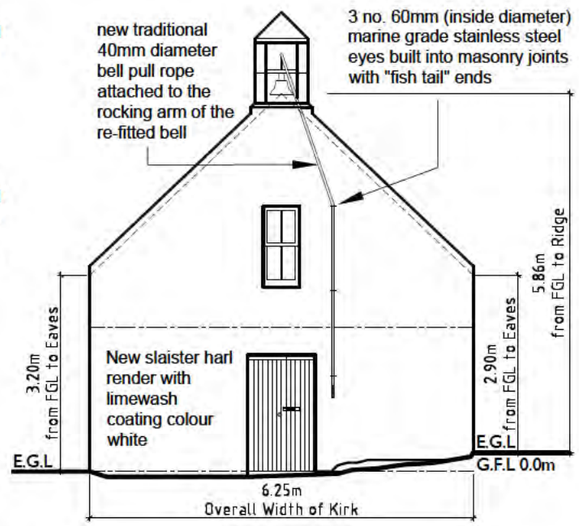
North Elevation



West Elevation



South Elevation



East Elevation

1:100 scale

1 0 1 2 3 4 5 6 7 8 9 10 metres

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B	08-11-22	Scale bar and dimensions added	mb	ds
A	27-09-22	Status updated to planning	mb	ds

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Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed Elevations

Scale.	1:100	**Drwn.**	DP
Original Size.	A3	**Chkd.**	DS
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Drawing No.
4192-GA-500-B

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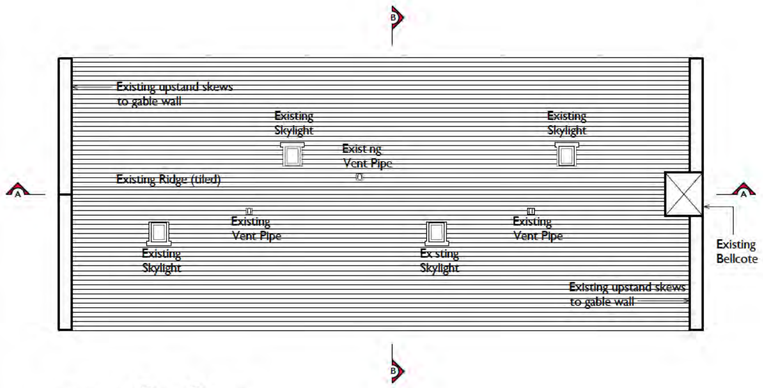
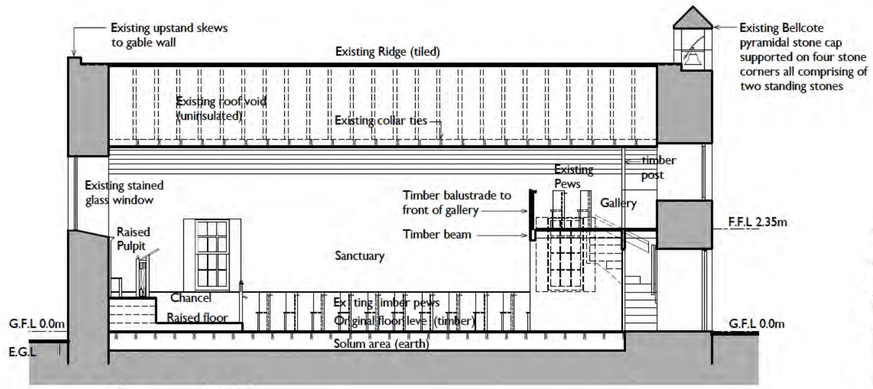
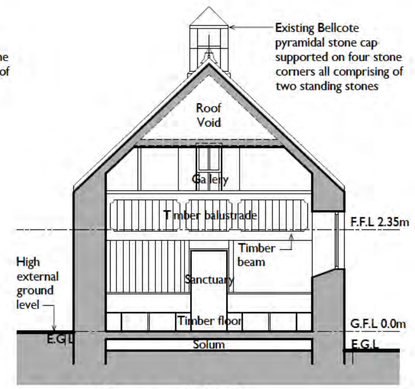


roof plan
1:100 @ A2



section AA
1:100 @ A2



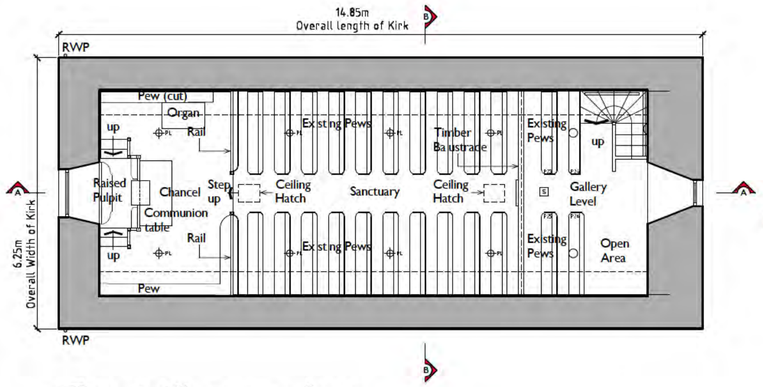
section BB
1:100 @ A2

SYMBOLS LEGEND EXISTING

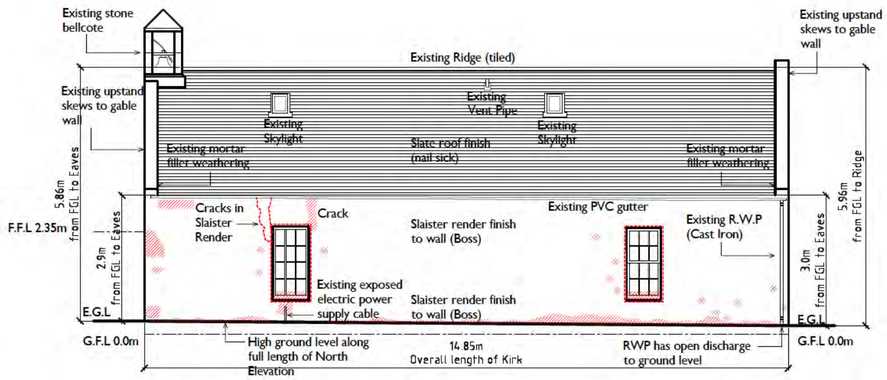
- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Consumer unit
- Electricity meter
- Wall mounted light fitting
- Ceiling mounted light fitting
- Pendant Light fitting
- 3 Spotlight fitting
- Emergency Wall Light (Bottled Gas)
- Isolator switch
- Heat/Smoke detector
- Switched fused spur point
- Warm Air Curtain
- Dimplex Panel Heater

Evident areas of defects

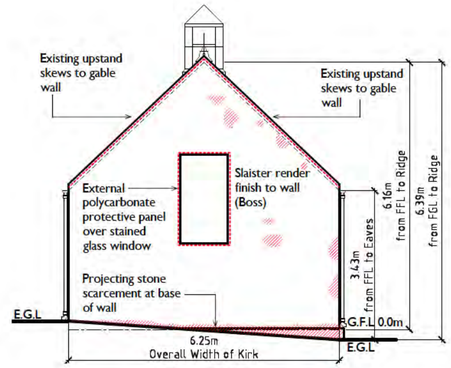
Evident Cracks



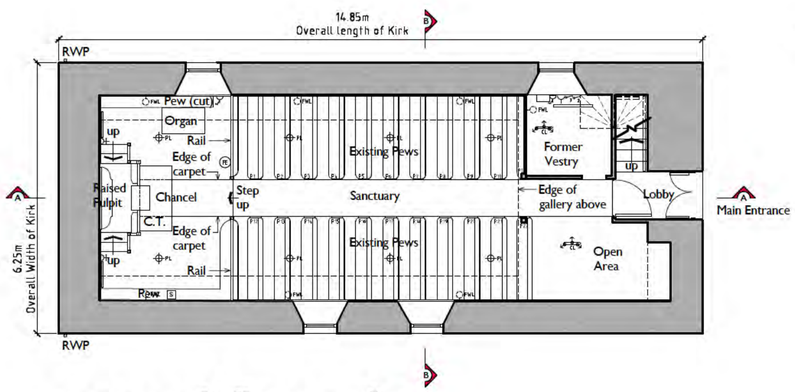
first floor plan
1:100 @ A2



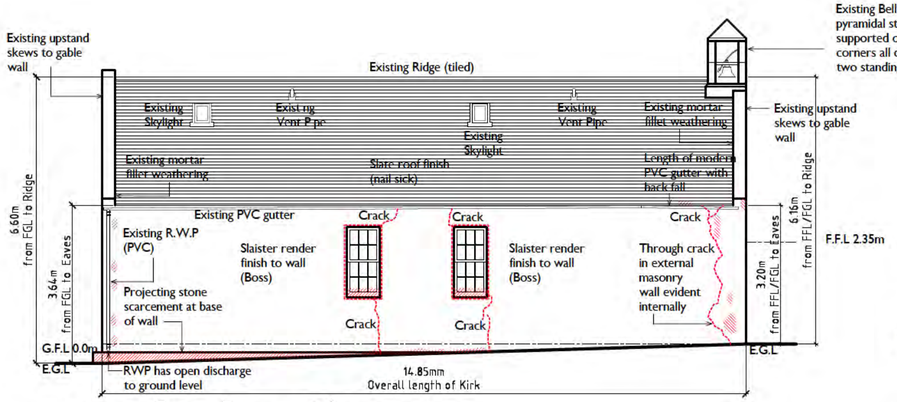
north elevation
1:100 @ A2



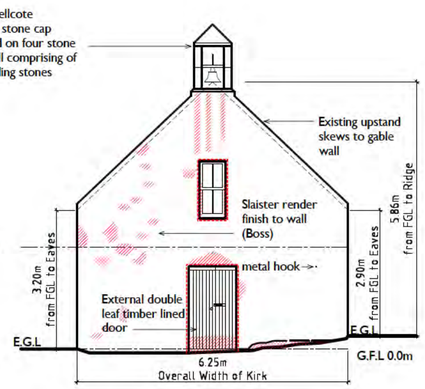
west elevation
1:100 @ A2



ground floor plan
1:100 @ A2



south elevation
1:100 @ A2



east elevation
1:100 @ A2

PLANNING

1:100@A2

Existing Plans, Sections and Elevations

Drawing No. 4192-EX-300-D

The Papa Stour Kirk Development Project - Phase 1 at Papa Stour Shetland

for Papa Stour History & Community Group

1:100 scale 1 0 1 2 3 4 5 6 7 8 9 10 metres

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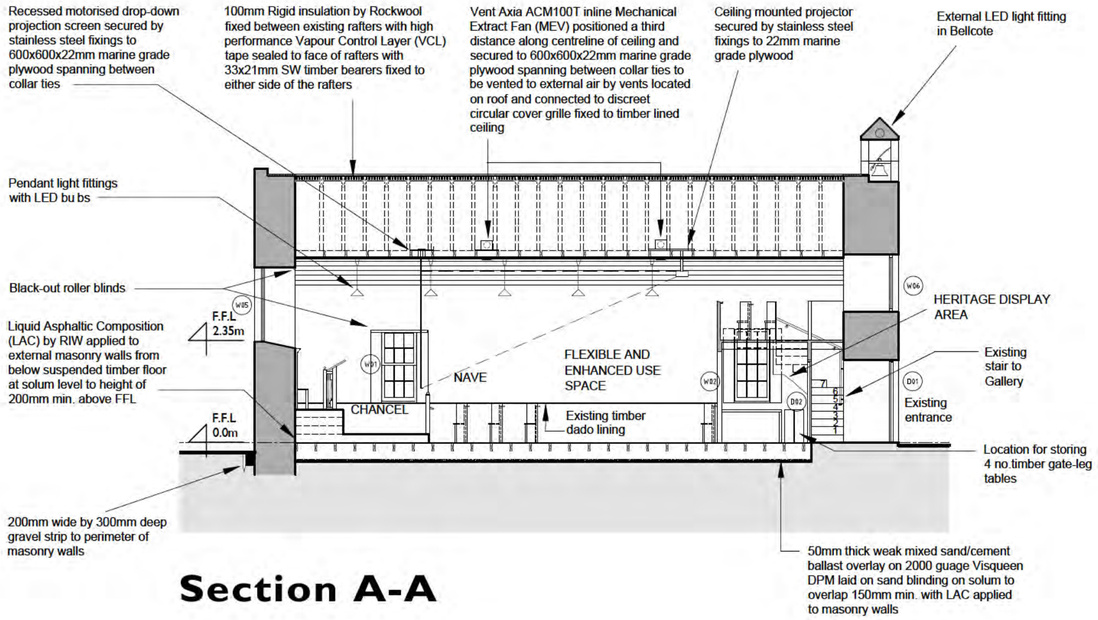
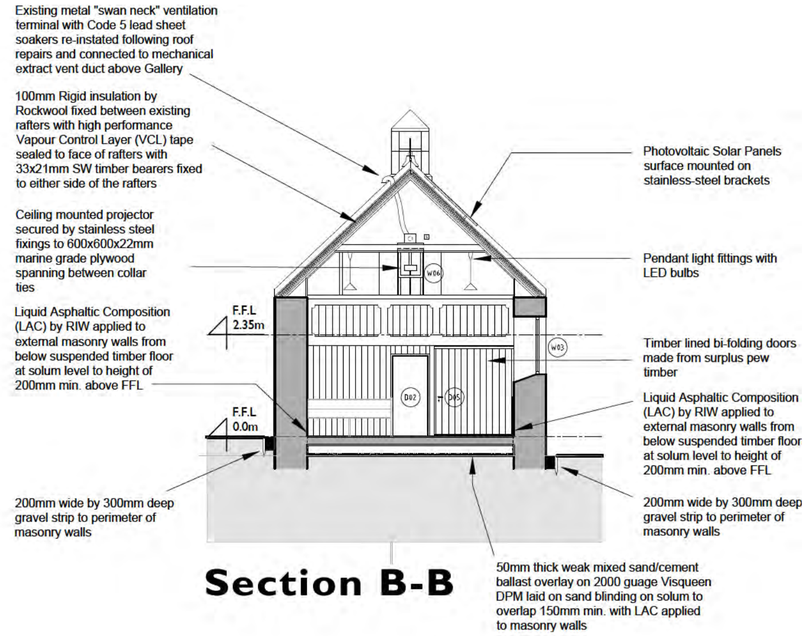
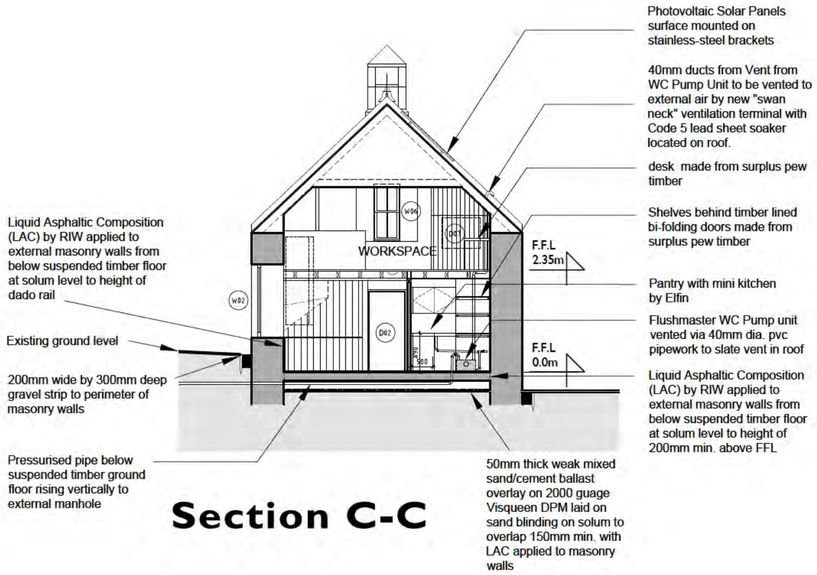


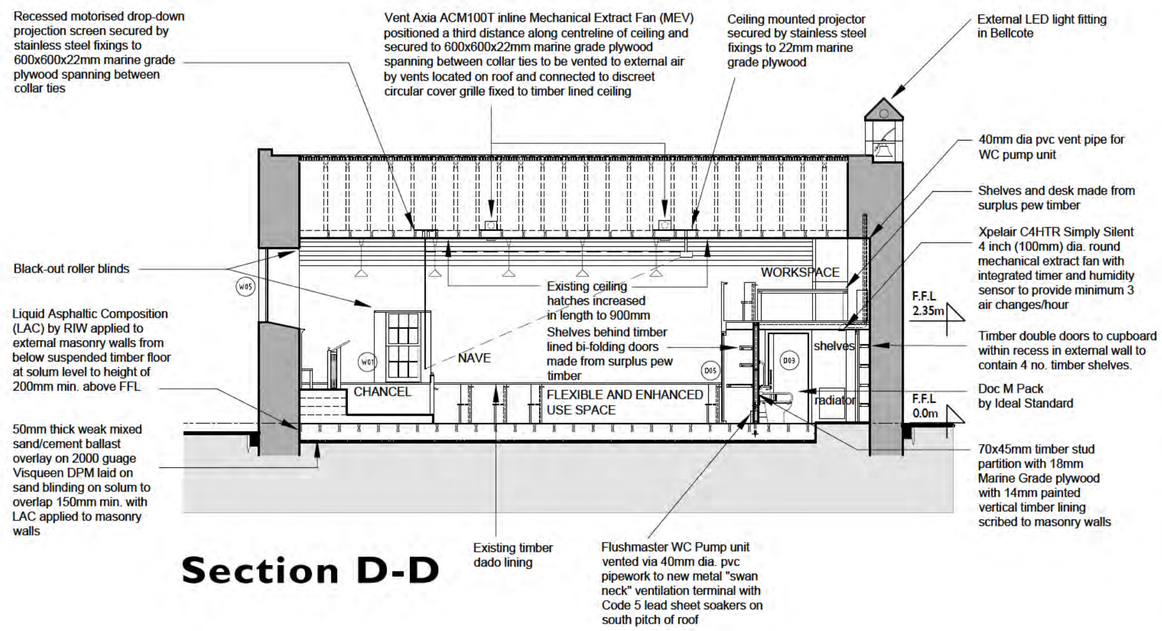
Section A-A



Section B-B



Section C-C



Section D-D

1:100 scale

1 0 1 2 3 4 5 6 7 8 9 10 metres

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B	08-11-22	Scale Bar added	DP	DS
A	27-09-22	Status updated to planning	mb	ds

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Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed Sections

Scale.	1:100	**Drwn.**	DP
Original Size.	A2	**Chkd.**	DS
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Drawing No.
4192-GA-400-B

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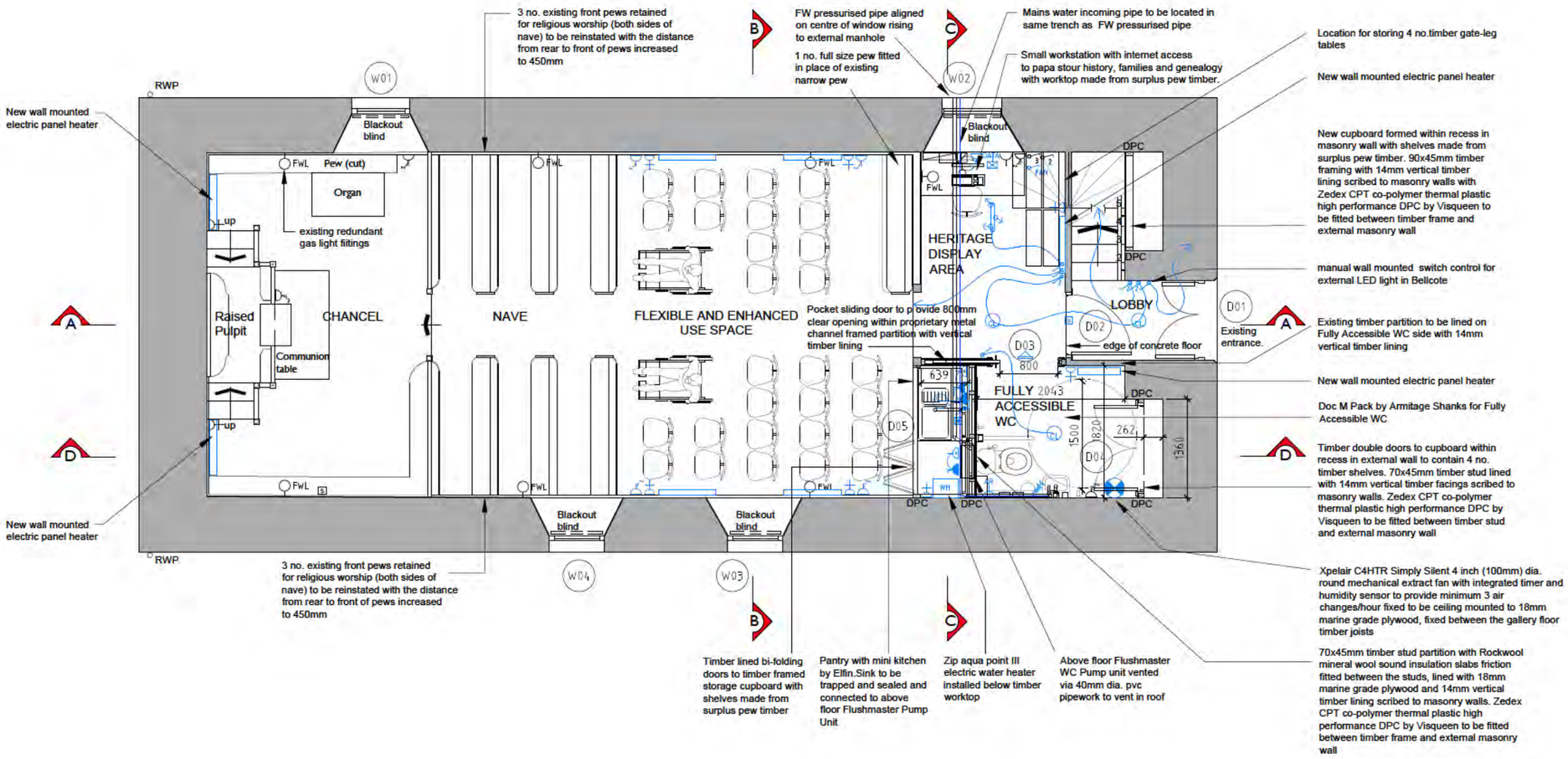

ELECTRICAL LEGEND EXISTING

- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Consumer unit
- Electricity meter
- Wall mounted light fitting
- Ceiling mounted light fitting
- Pendant light fitting
- 3 Spotlight fitting
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Warm Air Curtain
- Dimplex Panel Heater

ELECTRICAL LEGEND PROPOSED

- Extract Fan
- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Single13A Switched Socket Outlet (high level)
- Alarm reset button
- Overdoor light & sounder unit
- Alarm pull cord
- Wall mounted light fitting
- Energy Efficient Electric Panel Heater
- Ceiling mounted LED light fitting
- Pendant LED light fitting
- 3 LED Spotlight fitting
- Data point
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Isolator switch with neon indicator connected to 13A unswitched socket outlet
- Electric Water heater controller

1:50 scale

1 0 1 2 3 4 5 6 7 8 9 10 metres

Notes:

Foul water pressurised pipe from Fully Accessible WC to connect to new private septic tank via disconnecting manhole, all to be designed, constructed and installed in accordance with the recommendations of BS EN 12566-1: 2000.
Septic Tank to be connected to Drainage field to be designed and installed in accordance with, BS6297 : 2007 Code of Practice for the Design and Installation of Drainage Fields for use in Wastewater Treatment
Refer to 4192-GA-302 for details of Septic tank and Drainage Field

All sanitary drainage to be constructed and installed in accordance with BS EN 12056-2:2000

All new electrical installations to be designed, constructed, installed and tested such that it is in accordance with the latest edition of the IET wiring regulations BS 7671: 2018 (the 18th edition) including the IET on-site guide (18th edition). Minature circuit breakers to be provided with RCCBs.
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PLANNING

rev.	date	details	drwn	chkd
B	04-11-22	Scale Bar and North Point added	DP	DS
A	21-09-22	Status updated to planning	nb	DS

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5 Viewfield Pl. Stirling FK8 1NQ t. 01786 446939

Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed Ground Floor Plan

Scale.	1:50	Drwn.	DP
Original Size.	A2	Chkd.	DS
© JFS Architects LLP		Date.	Nov. 2019

Drawing No.
4192-GA-310-B

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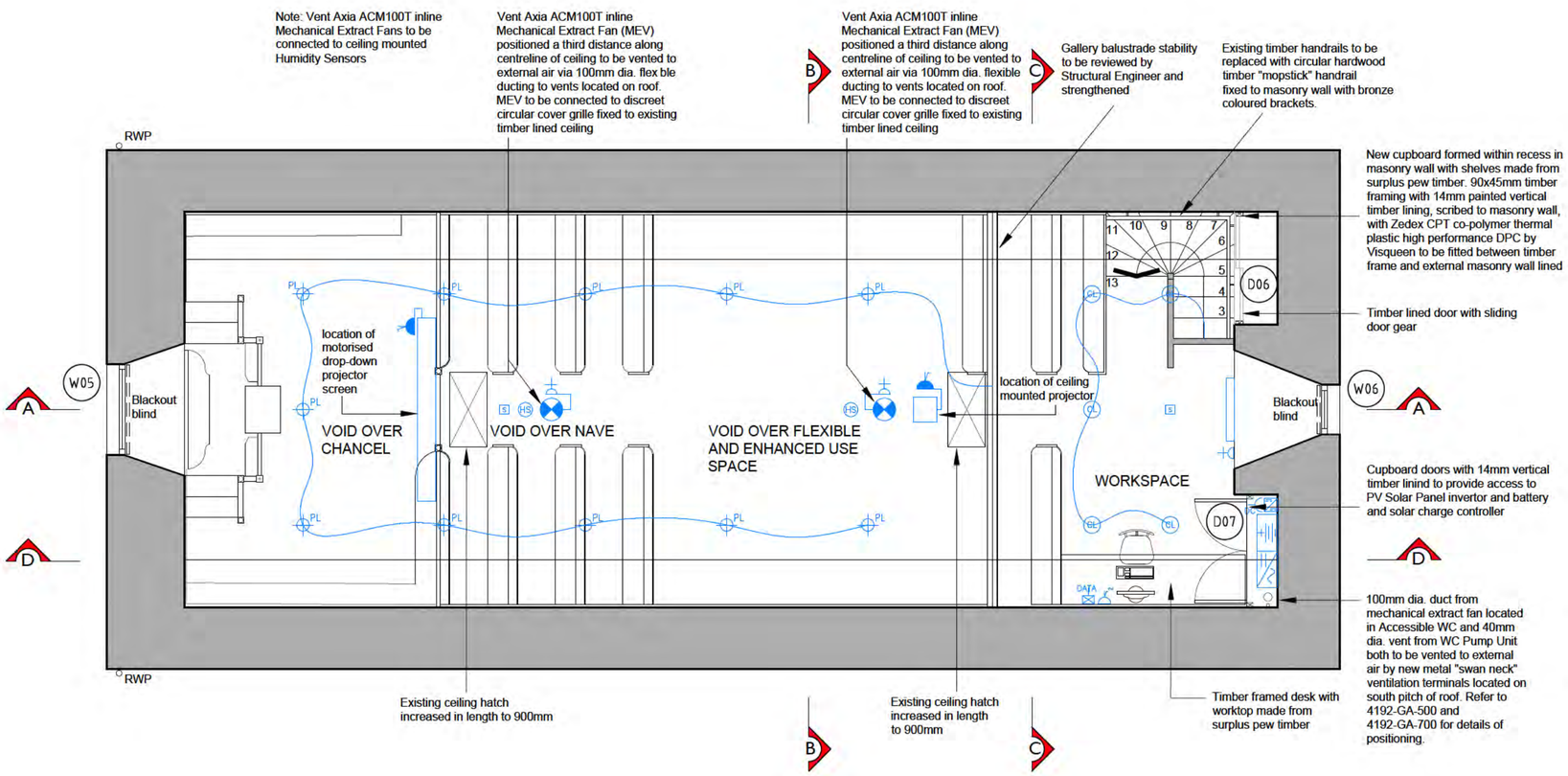
Electrical installation to be inspected and tested by an approved certifier of construction.
Appropriate certification to certify the compliance of the electrical installation to be submitted at completion stage.



ELECTRICAL LEGEND EXISTING

- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Consumer unit
- Electricity meter
- Wall mounted light fitting
- Ceiling mounted light fitting
- Pendant light fitting
- 3 Spotlight fitting
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Warm Air Curtain
- Dimplex Panel Heater

ELECTRICAL LEGEND PROPOSED

- Humidity Sensor
- Extract Fan
- 1-Way Light Switch
- 2-Way Light Switch
- 3-Way Light Switch
- Double 13A Switched Socket Outlet
- Single13A Switched Socket Outlet (high level)
- Alarm reset button
- Overdoor light & sounder unit
- Alarm pull cord
- Wall mounted light fitting
- Energy Efficient Electric Panel Heater
- Ceiling LED mounted light fitting
- Pendant LED light fitting
- 3 LED Spotlight fitting
- Data point
- Isolator switch
- Smoke alarm
- Switched fused spur point
- Isolator switch with neon indicator connected to 13A unswitched socket outlet
- Electric Water heater controller
- PV Invertor and Battery
- AC Isolation switch
- DC Isolation switch
- Solar Charge Controller

1:50 scale

1 0 1 2 3 4 5 6 7 8 9 10 metres

PLANNING

rev.	date	details	drwn	chkd
B	08-11-22	Scale Bar and North Point added	DP	DS
A	27-09-22	Status updated to planning	mb	ds

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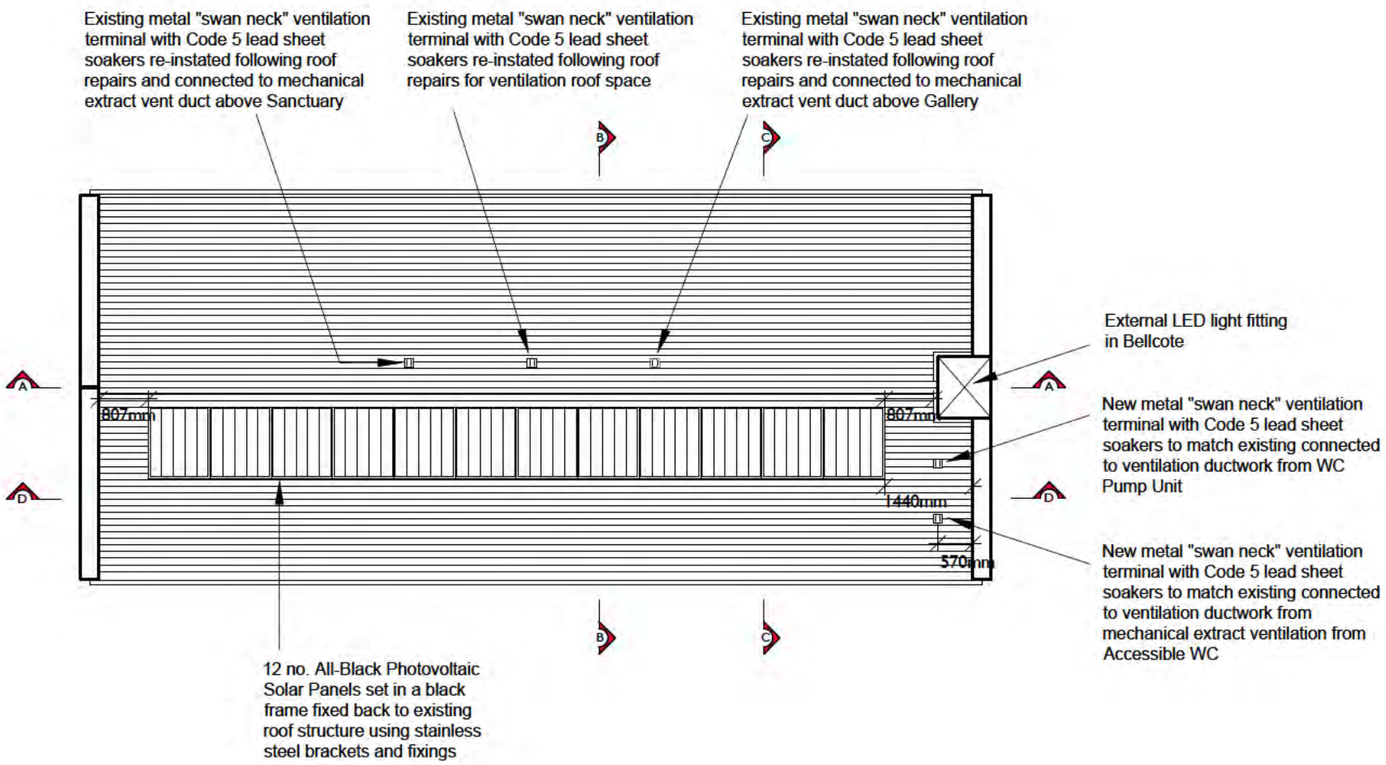
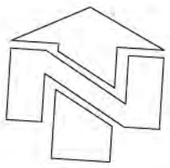
Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed First Floor Plan

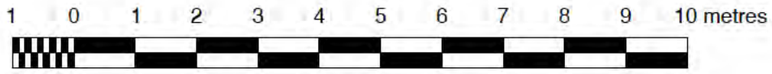
Scale.	1:50	**Drwn.**	DP
Original Size.	A2	**Chkd.**	DS
© JFS Architects LLP		**Date.**	Nov. 2019

Drawing No.
4192-GA-311-B





1:100 scale



Notes

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Do not scale dimensions from this drawing, all dimensions to be verified on site.

PLANNING

rev.	date	details	drwn	chkd
B	08-11-22	Scale Bar and North Point added	DP	DS
A	27-09-22	Status updated to planning	mb	ds

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Job Title
The Papa Stour Kirk Development Project - Phase 1
at Papa Stour
Shetland
for Papa Stour History & Community Group

Drawing Title
Proposed Roof Plan

Scale.	1:100	**Drwn.**	DP
Original Size.	A3	**Chkd.**	DS
© JFS Architects LLP		**Date.**	Nov. 2019

Drawing No.
4192-GA-700-B

NEW

CanadianSolar

HiKuBlack

ALL-BLACK HIGH POWER MONO PERC MODULE

350 W ~ 370 W

CS3L-350|355|360|365|370MS

MORE POWER

- Aesthetic appearance
- Low temperature coefficient (Pmax): -0.34 % / °C
- Better shading tolerance

MORE RELIABLE

- Lower internal current, lower hot spot temperature
- Minimizes micro-crack impacts
- Heavy snow load up to 5400 Pa, wind load up to 3600 Pa*

12 Years Enhanced Product Warranty on Materials and Workmanship*

25 Years Linear Power Performance Warranty*

1st year power degradation no more than 2%
Subsequent annual power degradation no more than 0.55%

*According to the applicable Canadian Solar Limited Warranty Statement.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001 2015 / Quality management system
ISO 14001 2015 / Standards for environmental management system
ISO 45001 2018 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

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UL 61730 / IEC 61701 / IEC 62716 / FSEC (US Florida)
Take-e-way

* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your product and applicable in the regions in which the products will be used.

CSI Solar Co., Ltd. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 20 years, it has successfully delivered over 63 GW of premium-quality solar modules across the world.

* For detail information, please refer to Installation Manual.

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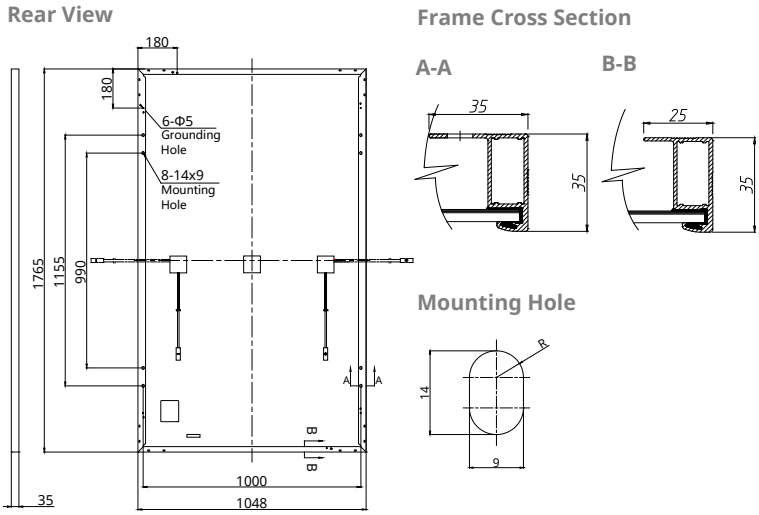
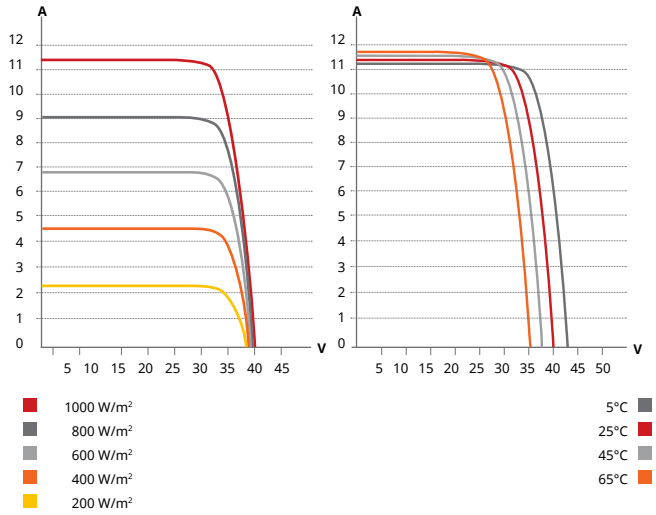
ENGINEERING DRAWING (mm)



CS3L-360MS / I-V CURVES



ELECTRICAL DATA | STC*

HikuBlack CS3L	350MS	355MS	360MS	365MS	370MS
Nominal Max. Power (Pmax)	350 W	355 W	360 W	365 W	370 W
Opt. Operating Voltage (Vmp)	33.3 V	33.5 V	33.7 V	33.9 V	34.1 V
Opt. Operating Current (Imp)	10.52 A	10.61 A	10.69 A	10.78 A	10.86 A
Open Circuit Voltage (Voc)	40.0 V	40.2 V	40.4 V	40.6 V	40.8 V
Short Circuit Current (Isc)	11.28 A	11.33 A	11.40 A	11.47 A	11.54 A
Module Efficiency	18.9%	19.2%	19.5%	19.7%	20.0%
Operating Temperature	-40°C ~ +85°C				
Max. System Voltage	1000V (IEC)				
Module Fire Performance	CLASS C (IEC 61730)				
Max. Series Fuse Rating	20 A				
Application Classification	Class A				
Power Tolerance	0 ~ + 10 W				

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Cell Arrangement	120 [2 X (10 X 6)]
Dimensions	1765 X 1048 X 35 mm (69.5 X 41.3 X 1.38 in)
Weight	20.5 kg (45.2 lbs)
Front Cover	3.2 mm tempered glass with anti-reflective coating
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4.0 mm² (IEC), 12 AWG (UL)
Cable Length (Including Connector)	Portrait: 500 mm (19.7 in) (+) / 350 mm (13.8 in) (-) ; landscape: 1250 mm (49.2 in)*
Connector	T4 series or MC4-EVO2
Per Pallet	30 pieces
Per Container (40' HQ)	780 pieces

* For detailed information, please contact your local Canadian Solar sales and technical representatives.

ELECTRICAL DATA | NMOT*

HikuBlack CS3L	350MS	355MS	360MS	365MS	370MS
Nominal Max. Power (Pmax)	262 W	265 W	269 W	273 W	277 W
Opt. Operating Voltage (Vmp)	31.1 V	31.3 V	31.5 V	31.7 V	31.9 V
Opt. Operating Current (Imp)	8.41 A	8.48 A	8.55 A	8.62 A	8.68 A
Open Circuit Voltage (Voc)	37.7 V	37.9 V	38.1 V	38.3 V	38.5 V
Short Circuit Current (Isc)	9.10 A	9.14 A	9.20 A	9.25 A	9.31 A

* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.34 % / °C
Temperature Coefficient (Voc)	-0.26 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	42 ± 3°C

PARTNER SECTION

* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement .CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice.
Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

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199 Lushan Road, SND, Suzhou, Jiangsu, China, 215129, www.csisolar.com, support@csisolar.com

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Job No. 4192

Papa Stour Kirk

Date: 28th October 2022

Supporting Statement for Proposed Installation of Photovoltaic (PV) Panels to Papa Stour Kirk

Following the essential repair works to return the Category B listed Papa Stour Kirk to a wind and watertight condition, it is proposed to adapt and upgrade the facilities of the building to improve its internal environment and accessibility.

As part of the adaptive works, it is intended to improve the energy efficiency of the facilities at Papa Stour Kirk. This is proposed to be assisted by the installation Photovoltaic Panels (PV) to the south pitch of the Kirk roof.

These PV panels which would be connected to a new battery storage unit located within the building and would generate a renewable and clean supply of electricity for the kirk.

The internal spaces of the Kirk require regular air changes in order to control humidity levels and reduce dampness in order to protect the historic internal finishes. This is to be achieved by the proposed installation of new discrete mechanical ventilation, which will require to be connected to the electrical supply. The PV panels would supply the electricity to operate the mechanical ventilation, thereby assisting in the essential control of the internal environmental conditions of the Kirk and ensure that the heritage asset is maintained in a better condition.

The PV panels would be of further assistance to the Client - Papa Stour History and Community Group - as by generating their own supply of electricity, they could address the rising energy costs that are a significant and real concern for the successful operation of the Kirk on Papa Stour for the benefit of the local community and visitors.

The client owns only the building itself and no other land in the proximity of Papa Stour Kirk. All of the surrounding functioning kirkyard and croft land is under ownership of Shetland Island Council. As a result, the PV panels are proposed to be located on the south pitch of the repaired Kirk roof. This side of the building is hidden from view from the north approach by the only access road to the Kirk. The view from the southwest approach from the same access road is minimal, due to the orientation of the building to the road and topography of the site. Therefore, the visual impact of the PV panels from the approaches to the building will be minimal.

The proposed installation of 12 no. all black finish PV panels and set in a black finish frame, which are to be surface mounted above the roof slates, will also be a fully reversible intervention to the Kirk, thereby minimising the impact to the fabric of the building.

The PV panels would also help to protect the wider environment by reducing the carbon footprint of the restored Kirk building on the island of Papa Stour.

As the restored building will be the only publicly accessible building on the island, the proposed adaptation and upgrading works will create a flexible space for continuing use as a place of worship with enhanced access for people with impaired mobility and for a variety of secular community uses. The proposed PV panels would therefore greatly be of assistance to securing the long-term sustainable future of this important heritage asset.

James F Stephen Architects

Architecture - Interior Design - Conservation - Adjudication

Visual Non-Intrusive Property Fabric Condition Inspection & Report

of

Papa Stour Kirk, Papa Stour, Shetland

for

Papa Stour History and Community Group

April 2022

Revision A

Milton Studio I Glamis I Angus I DD8 1RG

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Also at:

Milton Studio I 5 Viewfield Place I Stirling I FK8 1NQ

t: 01786 446939

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CHARTERED PRACTICE

ISO 9001 : 2008 REGISTERED

ISO 14001 : 2004 REGISTERED

OHSAS 18001 : 2007 REGISTERED

1.0 Introduction

1.1 James F. Stephen Architects (JFSA) were commissioned by the Papa Stour History and Community Group (PSHCG) to carry out a visual, non-intrusive property inspection of the Papa Stour Kirk building, internally and externally, to prepare a resultant property fabric condition report identifying particular defects, highlighting requirements for essential and urgent conservation works and to advise on appropriate and sensitive methods of carrying out the traditional conservation works. In addition, JFSA were also appointed to explore and advise on options for re-ordering the existing internal layout of the Kirk to allow it to be more readily usable for a variety of community uses as well as creating a modest heritage based interpretive area relating to the history of the island and the people who lived and worked there.

1.2 The inspection of Papa Stour Kirk was undertaken on Friday 26th April 2019. Weather conditions were generally dry with strong prevailing winds. The inspection was carried out by JFSA Partner, Douglas Reid, who had some 37 years of experience in private architectural practice, was registered as an Architect with the Architects Registration Board of the UK, was a Member of the Royal Institute of British Architects, a Fellow of the Royal Incorporation of Architects in Scotland, a Fellow of the Society of Antiquaries of Scotland, a Full Member of the Institute of Historic Building Conservation and was Accredited in Conservation Architecture at Advanced Level by the RIAS.

1.3 All visual inspections were undertaken from external ground level or internal floor levels and accordingly, further detailed inspection of high-level masonry, part PVC/part cast iron rainwater goods, skew weatherings, roof slates, internal plasterwork and timber lined ceilings will be required from high level vantage points when appropriate and safe elevated access can be provided. Although access ladders were available, they could not be used in the strong wind conditions prevalent on 26th April 2019.

1.4 Access was not gained to any existing solum area below the timber ground floor construction, however, restricted visual inspection of the localised apex area of the roof void immediately adjacent to the ceiling hatch close to the first-floor level gallery. Any inaccessible areas have not been subject to inspection or report.

2.0 Statutory Consideration

2.1 Papa Stour Kirk dates from 1806, without any particular attribution to the original architect, and was registered on the Statutory List as a Category B Listed Building (Reference Number LB18632) on 18th October 1977. There is no "statement of special interest" contained within the listing, and as such, the only legal part of the listing is the address/name of the site which is formally recorded as "Papa Stour, Papa Stour Kirk, including Kirkyard Wall"

2.2 The Description within the Statutory List states:

"Description

1806. Symmetrical church of rectangular plan. Harled walls with stugged sandstone dressings. 2 leaf vertically boarded timber door centring East (entrance) elevation, 4-pane timber sash and case window centred in gablehead above, ashlar birdcage bellcote at apex with pyramidal stone roof and bell. 12-pane timber fixed light and sash and case windows to outer left and right respectively on North Elevation. Stained glass memorial window depicting religious scene centred in the West Gable. 12-pane timber sash and case windows flanking centre of the South Elevation.
Purple slate roof with harled skew copes and ridge tiles.
INTERIOR; timber fittings; balustraded front pew with ball finial newels and turned spindles matching balustrade to pulpit centring on the West Wall with symmetrically disposed steps.
Timber lined ceiling.
KIRKYARD WALL; random rubble wall enclosing rectangular kirkyard with some 17th century gravestones and square rubble piers flanking gate at the North East corner."

2.3 No conservation and/or traditional construction works should commence or be carried out without having first obtained the prior formal approval of the Shetland Islands Council Conservation Officer, who will advise as to whether or not an application for Listed Building Consent will be required. Churches in ecclesiastical use are currently exempt from requiring the submission of an application for Listed Building Consent for proposals to conserve or adapt a listed building under Section 54 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Notwithstanding this, prior consultation should still be undertaken with the Conservation Officer.

3.0 Background Information

3.1 The Island of Papa Stour

3.1.1 Located to the west of mainland Shetland, Papa Stour is the eighth largest island in Shetland. The west side of the island is a Site of Special Scientific Interest. The seas around the island are designated as a Special Area of Conservation harbouring diverse populations of wildlife including otters, grey seals, killer whales and harbour porpoises. Atlantic Puffins, Arctic and Common Terns, Bonxie and Arctic Skua, Northern Fulmars, Common Guillemots, Razorbills, Curlews, Wheatears, Ringed Plovers and Great Black-backed Gulls all breed on the island.

3.1.2 Human settlement on the island dates from around 3000 BC, however, today the main settlement on the island is Biggings, just to the west of Housa Voe where the main ferry arrives from its base in West Burrafirth. There are only around 20 people living permanently on Papa Stour, where Crofting, particularly sheep rearing, is the mainstay of island life.

3.2 A Brief History of the Papa Stour Kirk by George S Peterson; September 2006

3.2.1 *"The Kirk of Papa, in its present dimensions, was erected in 1806. Prior to that date, the Kirk was a somewhat humble building (like all the Kirks in Shetland), being quite low and bearing a roof of thatch. We learn from the Kirk Session ministers, indeed, that in 1759, part of the wall had collapsed. This may well have been the gable that bore the belfry, for a bell there was; John Scott, Treasurer of Papa Stour Kirk Session and Tenderer of the Lepers, was in 1742 offered the Leper's Fund, the last of them having died. He refused to accept the money, preferring it to spent in repairing and re-hanging the Papa Stour kirk bell.*
By December the following year, 1760, the Kirk was repaired, the steeple rebuilt, and the bell hung. Tradition relates that there existed a door in each gable and that those married in the Kirk entered by the east gable and departed through the west.
So, in time there came a great rebuilding of parish churches and in 1806, the turn of Papa Stour arrived. No doubt the two Lairds contributed to the construction, for in 1895, when repairs to the Kirk took place, they shared the bill. Sir Arthur Nicolson of Fettlar owning two-thirds of the island paid £93-13-4 and the Trustees of the Giffords of Busta, who owned one-third, paid £46-16-8, a total of £140-10-0; a substantial expense for the times.
It was in 1921 that the fine War Memorial Window was unveiled to honour the 6 islanders who perished in the Great war of 1914-1918. The work was carried out by Thomas Henderson of Gardie and David Drummond of Schoolhouse.
About 1930, the Kirk again received attention and the roof was renewed. I record that my Uncle William Fraser of the Eastoon and William Georgeson of Bragster, were employed in fetching fine shingle from the Dutch loch for the harling. This was transported by ponies and to allow room for the new couples to be made, permission was asked to remove the slabs on the upper side of the Kirk. These slabs were unlettered grave markers and because the relatives of those there buried, Poles, Isbisters and Twatts had long left the island, no-one minded.
Those interested in the preservation of Papa Kirk are deeply gratified to see the work done this summer, on tightening the roof, relining the north wall and decoration."

3.3 Current Status of Papa Stour Kirk

3.3.1 The building in its present form was erected in 1806 and was funded by subscriptions from the Papa Stour islanders. The Church of Scotland took ownership of the Kirk and Missionaries were sent to Papa Stour. In 2016, after considerable negotiation, the Papa Stour History and Community Group (PSHCG) purchased the Kirk from the Church of Scotland and currently own the building and the land upon which it stands. The extent of land ownership is the footprint of the building only. The Papa Stour Kirkyard and surrounding dykes are owned and maintained by the Shetland Islands Council.

3.3.2 The stained-glass window in the west gable above the altar, which is one of the few remaining examples of the work of Victor Noble Rainbird, was restored about 15 years ago as part of a project undertaken by the Papa Stour History Group (https://papastour21century.wordpress.com/about-papa-stour/the-papa-stour-kirk/war-memorial-window-2/) This War Memorial Window was installed on 4th August 1921 and was the subject of specialist conservation works during 2009 championed by PSHCG.

3.3.3 Papa Stour Kirk will continue to be used regularly as an interdenominational place of worship, with a minimum of 6 services annually, however, as the Kirk remains as the only accessible community building

on Papa Stour, it is intended to widen the use of the building for community purposes. The former Papa Stour School is closed and currently remains locked. There are many visitors to Papa Stour and the Kirk, particularly during the summer months.

3.3.4 The Kirk is currently served by an electrical supply which is buried at a shallow depth below ground level, being routed from the location of the existing Kirkyard gates along the base of the north Kirkyard wall and then southwards towards the building. The exposed electrical power supply cable can be seen rising from ground level and entering the building below the eastmost window within the north wall. At present the electrical power supply constantly fails due to tripping of the fuses as a direct result of water ingress/contact. There is no water, sewer or drainage connection to the building.

3.3.5 Access to both the Kirk and Kirkyard can only be achieved on foot by a soft landscaped track (grass) which is in separate ownership and outwith the control of PSHCG. Only pedestrian access is currently allowed within the Kirkyard which is owned and maintained by Shetland Islands Council. The full extent of unmarked graves within the Kirkyard remains to be established by Shetland Islands Council, however, they are likely to exist in close proximity to the Kirk building. Under no circumstances can any type of vehicle, machine or plant be taken into the Kirkyard.

4.0 Papa Stour Kirk Essential and Urgent Conservation Works Project Brief, Parameters and Constraints

4.1 Project Brief

4.1.1 As owners of Papa Stour Kirk, PSHCG are aware of their responsibilities as custodians of the only listed building and principal built heritage asset on the island, and wish to develop a comprehensive, essential and urgent conservation works project that will return the property to a structurally sound, wind and watertight condition that will allow the continued use of the Kirk for its original intended purpose by both the local community and visitors to Papa Stour. It is also considered to be equally essential that the internal layout of the building is sensitively reviewed and adapted to create flexible space for religious worship and a variety of secular uses.

4.1.2 The principal essential and urgent external conservation works will include;

- Strip and re-slate the roof to include ridge tiles along with associated necessary traditional conservation works to timber sarking and underlying structural timbers
- Inspect the condition of the bearing ends of all principal timber rafters/wallplates and carry out traditional conservation works/replace as necessary
- Inspect the condition of the gable skew stones to include traditional conservation works, rebedding and/or replacement as necessary
- Remove and reinstate the bellcote using new stone where required
- Remove, review capacities, condition and carry out traditional conservation works/replace all cast iron rainwater goods
- Remove all areas of slaister harling to allow inspection of the general condition of the concealed masonry with specific attention to areas containing evident cracks
- Undertake intrusive investigation of the core of masonry walls to determine mortar condition, potential wash-out of mortar and the presence of voids to inform traditional conservation works/ specifications
- Sampling and analysis of sandstone, harling and mortar to inform traditional conservation works/specifications
- Undertake masonry traditional conservation works and repointing of all joints in an appropriate lime mortar
- Reinstate traditional lime harling following masonry traditional conservation works
- Apply 3 coats of traditional limewash to the external faces of the re-harled masonry walls
- Review and advise on construction access/scaffold access within the Kirkyard to minimise intervention and disturbance of grass surfaces along with full reinstatement on completion of the traditional conservation works
- Traditional conservation works of timber sash & case/fixed frame windows and entrance doors

4.1.3 The essential and urgent internal traditional conservation works will include;

- Removal of timber coombe ceiling linings as required to allow full inspection and traditional conservation works to all structural roof timbers along with reinstatement on completion to match the existing timber lining
- Removal of plasterboard wall finishes and low-level timber dado panelling to allow full inspection of the condition of masonry, mortar joints, dampness/saturation levels
- Undertake intrusive investigation of the core of masonry walls to determine mortar condition, potential wash-out of mortar and the presence of voids to inform traditional conservation works specifications
- Sampling and analysis of internal sandstone and mortar to inform traditional conservation works specifications
- Undertake traditional conservation works to masonry and repointing of all joints as found necessary in an appropriate lime mortar
- Apply 3 coats of traditional limewash to the internal faces of the exposed masonry walls
- Advise on potential masonry wall drying out processes and timescales
- Temporary removal and reinstatement of electrical wiring, heating components, light fittings, accessories, controls and distribution boards etc
- Comprehensive reinstatement of all timber dado panelling at low-level with ventilation gaps at base and capping piece to assist in drying out and full decoration as found to be necessary.

4.2 Guidance Notes for Main Contractors

4.2.1 All access to Papa Stour from the mainland is either by sea or by air and there are existing capacity restrictions in place by the operators of transport services which influence passenger, vehicle and material movements.

4.2.2 The ferry service operates across the Sound of Papa from the West Burrafirth Pier which is approximately 30 miles from Lerwick. The current ferry is the Snolda which operates return ferries to and from West Burrafirth, however, seasonal variations apply. The ferry is often fully booked in advance during summer months by both islanders and visitors. It should be noted that there are three days midweek upon which there is no ferry service. Ferry timetables can be viewed at; https://www.shetland.gov.uk/ferries/documents/SummerPapa2018v2.pdf

4.3 Visitor Access to the Kirkyard

4.3.1 The sole route of access to the Kirkyard is across a grassed track of approximately 40 metres in length which is in separate private ownership, belonging to the Shetland Islands Council. Permission to use this track for construction access will require to be obtained from Shetland Islands Council, however, PSHCG will set this in place ahead of the construction project, but there will be specific rules to be strictly adhered to regarding use for construction purposes. For example, the existing grass surface is not to be removed and requires to be temporarily protected for very short periods of time during the transportation of materials. The use of suitable protective ground mats will be necessary; however, they will require to be placed and lifted within a very short timescale so as not to damage the grass surface. The track is also used to gain access to the adjacent crofting land which must always be maintained free of obstructions. Loading/unloading times will be restricted.

4.3.2 As only pedestrian access is allowed within the Kirkyard, any construction vehicles will only be able to gain access to within 3 metres of the existing access gates.

4.3.3 The extent of graves within the Kirkyard has been discussed in general with Shetland Islands Council and construction personnel movement within the Kirkyard requires to be restricted to the area indicated in green coloured hatching on JFSA drawing no 4192-EX-100. This area is inclusive of the maximum working area that can be used for the erection of access scaffold and movement of personnel or materials. Other than the placement of access scaffold, this area cannot be used for any other construction purpose.

4.4 Visitor Access to Papa Stour Kirk

4.4.1 Public access to the interior of the Kirk during the traditional conservation works project should be maintained whenever practically possible and for as long a period as is possible. Contractors should take cognisance of the content of the Pre-Construction Health and Safety File and develop methodologies for phasing the traditional conservation works within the Construction Phase Plan to maintain safe public access to the interior where practically possible. Notwithstanding this requirement, at no point within the construction period should the health and safety of any member of the public be placed at risk. Safe public access to the Kirkyard must be maintained at all times, and should the need arise, all works must cease in order to allow any funerals to take place. The construction programme should be considered and developed to ensure that scaffolding across the east gable (Kirk entrance) is erected and dismantled within the shortest period of time required to carry out and complete the required project works. It is accepted that public access to the interior of the Kirk will not be possible during the period of internal project works being undertaken and the contractor will require to assume responsibility for securing the Kirk during this period. Access will also be required to the Kirkyard by the Shetland Islands Council for grass cutting and maintenance purposes.

4.5 Transporting Plant and Materials to the Papa Stour Kirk

4.5.1 The Snolda ferry is licensed to carry 12 passengers, so advance ferry bookings are essential. Contractors require to be mindful that they cannot block book all passenger and vehicle places on the ferry as both islanders and people who work the land on the island require access on a regular basis.

4.5.2 The Snolda does not have the capacity to carry a loaded truck, therefore all heavy loads must be palletised and lifted onto the deck or into the boat's hold using the boat's Hiab crane. Loaded skips can be carried on the deck of the Snolda, however, very careful and detailed advance planning of ferry usage

will be necessary both with the Skipper and with Marine Operations at Sella Ness. The Contractor's use of the ferry will affect the ferry capacity available to island residents. The Contractor will be responsible for all ferry costs relating to either scheduled or private hire of the Snolda.

4.5.3 At the end of July each year, for a period of approximately 2 weeks, the Snolda is taken out of commission for annual refit and the Fivla is used as a temporary replacement ferry during this period. The Fivla can carry more passengers in summer and can carry a loaded articulated lorry. The contractor will be responsible for all ferry costs relating to either scheduled or private hire of the Fivla.

4.5.4 It is possible to hire boats from the Shetland Mainland, outwith the normal ferry service, and there are also barges which work in the summer months around the Shetland Islands. The contractor will be responsible for any costs arising to the hiring or use of any of these options.

4.5.5 It is anticipated that all construction materials and plant will be delivered to the pier at West Burrafirth, then loaded onto the deck of the ferry by the ferry crew and lifted from the ferry onto the pier at Papa Stour. All materials and plant will require to be stored within a designated compound and then be transported to the Kirkyard by the Contractor in synchronisation with progress of the project works. It should be noted that there is no available area within or adjacent to the Kirkyard for the purposes of either materials or plant storage. The Shetland Islands Council own an area of hardstanding close to the pier which may be available by negotiation as a temporary storage area. The contractor will require to be responsible for all arising costs.

4.5.6 Subject to negotiation and agreement with Shetland Islands Council who own the grass access track, materials and plant will be transported across the grassed access towards the Kirkyard gates. All construction materials, scaffold etc must then be hand carried from the Kirkyard gate to the Kirk building following the designated route. The condition and eventual full reinstatement of the access track to match its pre-construction condition will be the responsibility of the main contractor.

4.5.7 All waste materials intended for disposal must be regularly hand carried beyond the Kirkyard gates and transported to the Papa Stour pier for short term storage within the designated compound and thereafter transported from the island to the licensed recycling/refuse facility in Lerwick within the shortest practical period of time.

4.5.8 The contractor will require to take full responsibility for making all necessary arrangements for the transportation of construction personnel, plant, materials and equipment etc along with making provision for the potential cancellation of scheduled ferry sailings arising from adverse weather conditions. The contractor will be free to make private arrangements with the relevant authorities and operators outwith scheduled ferry sailings at their own cost.

4.6 Contractor's Working Area

4.6.1 There is no suitable space at or adjacent to the Kirk or Kirkyard, however, there is a large lay-down area at the Shetland Islands Council pier which is less than a mile away. This area could potentially be used as a contractor's compound area subject to agreement with Shetland Islands Council. The existing road is surfaced but is potholed and the Contractor will need to moderate speed to a maximum of 30mph and load size to prevent further deterioration of the road surface. There is a 7.5-ton weight limit on the island roads which always requires to be kept free of any parked vehicles to ensure unrestricted movement. A pre-condition survey of the access road from pier to Kirk will require to be undertaken with remedial works arising from construction traffic being undertaken at completion of the repair project, all by the Contractor.

4.7 Accommodation on Papa Stour

4.7.1 There are several options of accommodation available for hire on Papa Stour which the Employer can provide details on request, however, any arising costs and arrangements in this respect will require to negotiated and met directly by the Contractor.

4.8 Mobile Phone Reception and Wi-Fi

4.8.1 Mobile phone reception is limited on Papa Stour with occasional patches of 4G available on some networks. There is no public Wi-Fi network available on Papa Stour.

4.9 Public Toilet Facilities

4.9.1 There is only one public toilet facility on Papa Stour and that is located within the Ferry Terminal Waiting Area accommodation in close proximity to the pier. This important facility is used by all visitors to the island and requires to kept clean and maintained in good working order at all times. The main contractor should make their own separate Health and Welfare provision for use by their workforce, to include canteen, drying area, toilet etc, however, should the public toilet facility be used under agreement, they will require to accept responsibility for keeping it clean and contributing to consumable materials.

4.10 Water Supply

4.10.1 There is currently no public mains water supply within Papa Stour Kirk or the adjacent Kirkyard. The location of a 50mm diameter water mains has been advised by Scottish water to run in a north-west to south-east direction through the adjacent croft land to the immediate north of the Kirkyard. Although there is an existing standpipe within this field, it is a private supply. It will be the responsibility of the Main Contractor to negotiate with the Employer (PSHCG) whether this private water supply could be accessed for the project works.
In the short term, there is a 25mm diameter hose attached to a standpipe located adjacent to the Ferry pier which can provide a supply of clean, fresh water. It will be the responsibility of the Main Contractor to negotiate with Shetland Islands Council (SIC) whether this water supply could be accessed for the project works. The main Contractor will require to make arrangements to provide appropriate clean containers and transport that can be used to transport water from the Ferry pier to the Kirk. Vehicles can only be used for transportation to within 3 metres of the Kirkyard gates with manual handling thereafter.

4.11 Protection of the Grass Access Track to the Kirkyard

Access to Papa Stour Kirk is via soft grass track connecting the road edge to the existing pedestrian access gates. Access to be agreed with SIC for use of grass track by contractor for undertaking the project works. The existing grass surface is not to be removed and requires to be temporarily protected for very short periods of time during the transportation of materials to the Kirk. The use of protective ground mats will be required – placed and lifted within short timescales – so as to not damage the grass surface. On completion of all the works, any disturbed grass finish ground surfaces are to be made good and watered regularly to the satisfaction of SIC.

5.0 Property Condition Inspection

5.1 General External Pitched Slate Finished Roof Areas

5.1.1 In the document, 'A brief History of the Papa Stour Kirk' by George PS Peterson (September 2006), it states that the roof was renewed around 1930. It goes on to mention that further works to the roof ('tightening') appear to have been carried out in 2006.

All roof areas are finished in a heavy, thick natural slate of regular size (approximately 400 x 250mm) and dark blue/purple colour with only slight variations in thickness. The slates appear to have been double head-nailed with nail holes formed approximately 30mm in from corner edges. The roof pitch has been assessed to be between 40 and 45 degrees. The underlying timber roof structure appears to be in true alignment without any particular undulation, settlement or noticeably evident defect. Notwithstanding this, the slated roof finish is generally in poor condition with a considerable number of slipped, fractured and poorly set slates evident throughout. The bottom edges of a number of slates appear to be held in position with what looks like lead tacks or similar.
There has been slippage of a considerable number of slates following average wind conditions. Loosening and slippage of slates is becoming an ever-increasing occurrence with isolated spot reinstatements of slates being necessary to try to maintain a watertight roof finish. Visible oxidisation (rust) staining on the internal timber ceiling and wall finishes in the locations of nail/screw fixings is due to higher than normal levels of humidity/dampness and may be exacerbated in areas by water penetration via defective roof slating and/or weatherings.
Following inspection of slipped slates at ground level, the slates appear to be in a reasonably good condition, but there is evidence within the slipped slates that the entire roof is 'Nail Sick'. Although nail heads remain in place within the slate holes, inspection of the underside of the slate indicates that the girth of the nail has rusted away to nothing with all fixing strength being lost as a result.
Visual inspection alone suggests that the entire slated roof finish over the building requires to be carefully stripped with essential traditional conservation works required to be carried out to underlying timber sarking boards, rafters and wallplates prior to full re-instatement of the slated roof finish. The ridge tiles appear to be of profiled manufacture in fireclay and bedded in mortar. Each ridge tile requires to be very carefully removed using hand-tools and taking care not to cause any damage. All ridge tiles will require to brushed clean with all mortar carefully removed to allow further inspection to determine if they are suitable for re-use. Due to the high risk of mechanical fracture during the removal process, provisional allowance should be made for the full replacement of the ridge tiles in an identical traditional product of matching profile, material, characteristics and appearance. All slates deemed suitable for re-use will require to be re-dressed and re-bored to provide new nail holes. All existing nail shanks will require to be carefully removed from the timber sarking, bagged and be removed from the site.

5.1.2 From visual assessment, it is anticipated that as much as approximately 40% of the existing roof slates may prove to be unsuitable for re-use, however, this may fluctuate in either direction and the exact amount of re-usable slates will only be determined once stripped and physically inspected. Any slates that have broken edges, fractures or other visible defects require to be removed from site. All stripped slates that are considered to be suitable for re-use will require to be set aside categorised by type, thickness and size and be brushed clean for dressing and re-holing. As there is no available area to store such slates within the Kirkyard, other than on the temporary access scaffold structure, the main contractor will require to remove them from the site to allow the necessary preparatory work to be undertaken or propose an alternative methodology. If the intention is to use a fully boarded scaffold for slate storage, re-dressing and re-holing, full measures will require to be set in place to ensure that slate fragments are collected and removed from the site on a daily basis to prevent contamination of grass surfaces within the Kirkyard.

All salvaged slates suitable for re-use should be set aside for use in the re-slating of the most publicly, visible roof pitch being on the north facing roof pitch to maintain the original character and appearance of the Kirk, from the principal public approach to the Kirk. Any shortfall in roofing slates for re-slating purposes will require to be addressed by procuring good quality second-hand salvaged slates of British origin to perfectly match the existing slates in geological make-up, character, thickness, colour and appearance. Should there be any doubt in the origin of the existing slates, petrographic testing by the British Geological Survey, or a similar testing house, will be required to determine the original source of slate. A provisional allowance should be made for the petrographic testing of up to four individual slates selected from different areas of the existing roof. On no account will foreign slate imported from outwith the UK be considered for use in the re-slating works.

5.1.3 All roofing slates will require to be dressed, prepared, laid and fixed in accordance with the relevant British Standards and Best Conservation Practice. Prior to reinstatement of roofing slates, all existing timber roof sarking and underlying structural timbers are to be inspected and traditional conservation works/replacements as necessary. To provide additional protection, Proctor's Roofshield under-slate breathable membrane laid and fixed in accordance with the manufacturer's written instructions. All areas of timber sarking boards adversely affected by wet rot will require to carefully removed and replaced with preservative treated timber sarking boards of identical width and thickness to match the existing. Variable lengths of timber sarking will require to be used to avoid creating linear butt joints. For the purposes of preparing a budget cost, the following sarking board replacement allowances should be made until determined by physical inspection;

The lowest three timber sarking boards at eaves level, along the full extent of the wallhead to the north and south elevations, should be carefully removed to allow further detailed inspection of the condition of the embedded bearing ends of all underlying principal rafters and timber wallplate. Provisionally allow for the replacement of the lowest three timber sarking boards over the full length of both sides of the Kirk, should this prove to be necessary.

Provisionally allow for the careful removal of a minimum of 1200mm length (from eaves level up slope) of timber sarking in areas where wet rot damage is evident to the bearing ends of principal timber rafters to allow traditional conservation timber splicing works to maintain the structural integrity of the roof.

Provisionally allow for the careful cutting and removal of a minimum of 500mm length of wet rot damaged bearing ends to rafters within each roof pitch (total number of principal rafter ends to be determined following further intrusive inspection of roof) along with 100% of the length of existing timber wallplate. Allow for replacement preservative treated timber wallplate, provisional size 175mm x 50mm to be fixed into sound masonry at 1 metre centres with M10 marine grade stainless-steel rods set in polyester resin and laid on new damp proof course fabric and bedded on levelling lime mortar as required.

Allow for installation and fixing of splicing timbers to principal rafters of provisional size 170mm x 63mm preservative treated timber of 1.5m length, six times through bolted M10 marine grade stainless steel bolts, split-toothed connectors, washers and nuts, checked over and fixed to the timber wallplate all to match the original construction detailing. The ends of all new spliced rafters require to be wrapped in a damp-proof fabric to provide a barrier to resist water penetration. The exact detailing of all essential traditional timber works in areas affected by wet rot will be confirmed by the conservation architect following inspection and survey of relevant areas once exposed.

Allow for the full reinstatement/replacement of all removed and/or wet-rot damaged timber sarking upon completion of all structural timber works.

Provisionally allow the general removal and replacement of an additional 20 square metres of sarking boards throughout the main roof area to address any areas of wet rot that are found to be beyond treatment.

Carry out such timber preservation work and traditional conservation works /replacement of roof timbers as may be recommended by the timber preservation and damp proofing specialist.

A total of four existing traditional skylight windows appear to have been a source of water ingress and have been covered over. All four skylights should be removed from the roof pitches with the openings framed and boarded over with timber sarking material to allow a continuous slate roof finish to be formed over the entire area of the Kirk.

The ends of all sarking boards are to be end wrapped in return damp proof fabric at the abutment with the masonry gable walls

All roofing slates are to be fixed in position using marine grade stainless-steel nails and in accordance with BS 5534:2014 (Code of Practice for Slating and Tiling).
One slate-and-a-half width roofing slates to match the existing slates in geological make-up, character, thickness, colour and appearance, are to be procured and used in alternate courses at gable, skew, bell cote abutments.

5.1.4 Generally, all existing roof slates appear to be laid in regular courses. However, diminishing slate size courses can be introduced to make the best use of available sound slates.

Re-slate roof using either dressed existing slates or high-quality second-hand British slates to match existing - all to approved samples.

Important: overall weight of new slate must not exceed weight of existing: Architect/roofer to discuss. Assessment by Structural Engineer may be necessary.

New slating to be carried out in accordance with the requirements and recommendations of BS5534:2014 (Code of practice for slating and tiling) and with established best practice and guidelines for historic buildings, including; diminishing courses, double slate course at eaves and use of 1½ width slates at verges to avoid the use of small pieces of cut tile;

Papa Stour Kirk is identified as being located in the 'Very Severe' Geographic Category of Driven Rain Exposure around the United Kingdom, in the British Standard BS 8104:1992 (Code of practice for assessing exposure of walls to wind driven rain). The exposure zone of 'Very Severe' equates to 100 or more litres'/sq.m per spell of wind driven rain.

The minimum head-lap for fixing slates with nails for a 'Very Severe Exposure' roof of 40 degrees is 80 mm, for a slate of approximate size 400x250mm. The side-lap should under no circumstances be less than 69mm, as indicated in the British Standard for Slating & Tiling BS 5534: 2014

All Slates to be graded, with thickest slates used at eaves and thinnest at ridge.

All Slates to be laid double-lap.

Nails to be either aluminium alloy to BS 1202: Part 3: 1974 or copper to Part 2: 1974, stainless steel, (BS does not include stainless steel in its list for coastal areas) or silicone bronze; [guidance from Slate UK & Welsh Slate Ltd. recommends silicone bronze nailing in severe exposure areas).

Nails used throughout the roof structure should comply with the standard set out in BS 1202: parts 2 and 3. Nail lengths should be calculated in accordance with BS 5534, and should be 20-25mm longer than two thicknesses of slate (longer at eaves course). Nail head diameter should be at least 10mm.

Gauge for nailing: (length of slate – lap) ÷ 2

If centre nailing and shoulder fixing is adopted, then, as a minimum, slates in every 3rd course must be twice nailed to resist wind uplift.

Fixing of slates to be in accordance with BS5534: pt 1: 2014. Particular attention should be paid to the requirements for type, material and length of nails, penetration depths, nail spacings, and holing.

Fix undereaves courses bed side up. Fix slates to perpend lines, cutting slates as required, and ensuring that cut sizes are sufficient to enable sound fixing.

5.1.5 As the "cold roof" situation is to remain above the main nave area plaster ceiling, appropriate traditional and discreet detailing could be used to form natural ventilation to below sarking roof voids to mitigate the risk of condensation. The selected method of ventilation would require to be determined after a condensation risk analysis study has been completed and the preferred method of providing natural roof ventilation has been discussed and approved by the Shetland Island's Council Conservation Officer.

5.1.6 All under slate areas of existing timber sarking will require to be thoroughly inspected to identify any existing areas of wet rot particularly above areas where there is evidence of water ingress in the ceiling, at either side of all ridges, at gable/bellcote abutments and along the length of all eaves locations. Interim intrusive investigation should be undertaken at the earliest opportunity.

All areas of wet rot affected timber sarking require to be removed to allow further inspection of all underlying structural roof timbers primarily at ridges, abutments and eaves locations. All areas of defective structural timber affected by wet rot will also require to be carefully supported and cut-out to allow traditional splice-detailed replacement works using preservative treated timber material on a like-

for-like basis to match species, density, quality, profile and size of the existing timber material. All fixings require to be marine grade stainless steel.

Fit new 22mm thick preservative-treated w/w sarking boards, 150mm wide, screw-fixed to rafters using stainless-steel screws at 600mm centres. To be laid butt-jointed, parallel to eaves, with 2-3mm gap between each board.
Lay new lay new high-performance breathable waterproof roofing membrane such as Proctor "Roofshield" or Tyvek "Supro";
Waterproof membrane to be fully lapped and sealed in accordance with the manufacturer's written instructions, paying close attention to any penetrations and to junctions with any other elements (e.g.ventilation components).
As noted in BS 5534: pt 1: 2014, some preservative treatments can have an adverse effect on bitumen-based and polymer-based underlays. Obtain written evidence from manufacturers that preservative treatment (i.e., as used for sarking boards) is compatible with underlay material.
Fit eaves protection membrane below roofing membrane (Ruberoid Eaves Protection Strip or equal to Architect's written approval).

5.1.7 The skew coping stones to the east and west gables of the Kirk appear to have been coated in traditional harling to their vertical and horizontal faces. The harling coat has become loose or "boss" and cracked in places and requires full removal to expose the masonry behind for further inspection. There is no visual evidence of any lead weatherings to the skew copes on both the east and west gables. Mortar fillets have been applied to the abutment between the slates and the harled skew copes on both the east and west gables and at the abutment to the bellcote masonry. Following the removal of the harling, the pointing to the stone skew/slate roof finish on both the east and west gables requires inspecting. All stone skew coping stones require to be physically checked from an elevated platform to ensure that they remain, securely bedded on top of the two gable wallheads. Any stone skew coping stone components that are found to be loose or unstable will require to be lifted, prepared and re-bedded in lime mortar to match the original lime mortar mix and appearance. Provisionally allow for a lime mortar (mix to be determined but probably comprising of Natural hydraulic Lime NHL 5 and Coarse/Gritty Sand/Aggregate until such time as samples of the existing lime mortar are taken and analysed by the Scottish Lime Centre Trust and the most appropriate lime mortar mix confirmed). The skew coping stones should not be moved unless absolutely essential. Any surfaces that are found to be delaminating and loose should be carefully descaled using appropriate traditional hand tools to return all stone surfaces back to a sound surface, then being stiff bristle brushed prior to the re-application of a traditional thin slaister harl. All surfaces should be dressed by hand tools to ensure that there are no water traps/reservoirs that would resist free run-off of rainwater. Should the top surfaces of the skew stones be found to be soft and powdering to a depth of 10mm or more, consideration should be given to procuring a replacement stone of identical quality, character, geology, grain, profile, size and detailing bedded on lime mortar. Any replacement stone material should be sourced from the list of alternative quarries identified by the British Geological Survey following analysis of an existing stone sample.

Any stepped edge joints (overlapping or butt) and horizontal joints between individual skew coping stone components require to be closely inspected to ensure that all narrow joints remain fully filled to prevent water ingress between stones and to the wallhead below. Where loose and/or missing mortar is evident, the joints should be brushed out to remove any loose organic material. A hacksaw blade should be used to rake the joints back to a depth that is a minimum of twice the width of the joint. The joint should be prepared to receive a NHL 5 lime mortar compacted into the joints and finished flush with the top and leading edges of the skew coping stones.

5.1.8 The sandstone bellcote on top of the east gable has evidence of significant erosion/failure. Further high-level inspection from access scaffold is required to determine the actual condition of the stonework and fixings. Provisional allowance is to be made for full removal and replacement of all bellcote stone components with an exact match. High level inspection from access scaffold will be required to determine the most appropriate method of removal and reinstatement. Detailed measurements will require to be taken along with a small sample of stone to allow analysis by the British Geological Survey to identify the most appropriate and compatible stone material to be used in the reinstatement of the original design detailing. Provisional allowance should be made for an experienced stonemason to prepare the masonry base at the ridge, including the installation of a code 8 lead capping, to allow the replacement stone bellcote to be fixed in position using marine grade stainless steel pin dowel fixings and NHL 5 lime mortar. The new stone material for the bellcote is to be selected from the sources identified by the British Geological Survey following sample analysis of existing material.

Prior to dismantling the stone bellcote, the existing bell and associated support steel brackets/rails require to be inspected and taken down. The condition of the bell requires to be inspected and assessed to ensure that it is intact and without defect and/or fracture. A provisional sum should be made for modest refurbishment of the bell.
All supporting framework should be replaced using like-for-like components, but in marine grade stainless steel inclusive of all bolts, washers, shims, fixings etc.
Allowance should be made for the supply and fixing of a replacement traditional 40mm diameter bell rope for attachment to the rocking arm of the bell. The replacement rope should be "threaded" through 3 no. replacement marine grade stainless steel eyes built into the masonry joints with "fish tail" ends all set and compacted in lime mortar. The top and lowest 200mm end lengths of bell rope are to be traditionally sealed by whipping in twine to prevent fraying or unravelling. The rope will require to be of sufficient length to extend from bellcote to 1200mm above finished ground level.

5.1.9 The existing abutment detail between slate roof finish and upstand skew masonry walls in four locations, is currently formed by the application of what appears to be a mortar fillet between the slate surfaces and the harled skew coping stones. As part of the re-slating exercise the existing mortar fillet will require to be very carefully removed by use of hand tools to expose the small area of supporting masonry wall (roofside).
Upon removal of the slate roof finish and mortar fillet, the underlying timber sarking and structural timber will require to be inspected to ensure that they are free from any form of defect resulting from the ingress of water. Where such defects are found to exist, further intrusive investigation will be necessary to determine the extent of essential traditional conservation works and/or replacement of defective timber material that is beyond re-use using materials on an exact like-for-like basis. The following provisional allowance should be considered:

- Carefully remove the existing mortar fillet from the wall area below the skew copes taking care not to damage any of the cope's leading edges or overlap joints.
- Proctor's Roofshield breathable membrane to be dressed and fixed continuously across the end of the timber sarking and to rise vertically to the underside of the skew coping stone.
- Install a BLM Lotrak geo-textile non-woven underlay below all areas of lead sheet material (roof + upstand wall surfaces)
- Reinstatement of the roof slate finish to be laid within 10mm of the upstand skew masonry wall with code 4 lead soakers laid between individual slate courses and returned vertically to rise to the underside of the skew coping stones. All lead soakers to be installed and fixed in position in accordance with the recommendation of the Lead Sheet Association.
- Code 5 lead sheet cover flashing to be fitted to overlap the lead soakers, secured in place using code 3 lead sheet wedges and returned into a raggle joint formed below the skew stones and pointed using a one-part polysulphide sealant to BS 5215.
- Marine grade stainless steel mesh to be fixed in position over the vertical height of the lead soakers to provide a key/reinforcement for the reinstatement of the mortar fillet weathering between slate finish and overlapping skew coping stone.
- NHL 5 lime mortar fillet to be applied and tamped into the space between and skew coping stone to recreate the existing original weathering detail. The face of the mortar fillet is to be set back from the leading edge of the skew coping stone to provide weathering protection.
- All adjacent slates are to be gently graded up towards the skew to ensure surface water run-off away from the skew.
- All slate/stone surfaces are to be cleaned to be free of mortar droppings/contamination.

5.1.10 All existing pvc and cast-iron gutters at eaves level and downpipes will require to be removed. Allow for new heavy-duty pre-painted rafter arm support brackets being located at and screw fixed (marine grade stainless steel) to all principal rafters to provide increased strength. The internal profiles of the gutters are to be prepared to receive primer, undercoat and an asphaltic liquid coating following the caulking and sealing of all joints. Allow for new traditional 125mm beaded-edge deep style cast iron gutters. A provisional allowance should be made to prime, undercoat and apply two topcoats of flat oil-based paint to all external gutter and support bracket surfaces.

5.1.11 A minimum of two new 75mm diameter traditional cast iron down pipes with offsets and shoes require to be incorporated into the rainwater system on the north and south elevations with all new rainwater pipes discharging onto the existing grass surfaces. These are to be installed in the existing locations complete with offset sections and "shoe" terminal at bases to discharge water clear of the existing masonry scarcement walls.

5.1.12 A provisional allowance should be made to remove a 200mm wide strip of grass over the full width of all elevations and hand dig 300mm deep excavations to install allow the formation of a gravel strip around the perimeter of the building. Preservative treated European larch edging and timber staves to be used to form the junction between grass and gravel. Gravel to be 3/8 inch round washed gravel infill to the full excavated trench.

5.2 General External Masonry Wall Areas

5.2.1 Generally, all the external walls of the Kirk are constructed from random rubble sandstone, over which a traditional thin slaister harl coat has been applied to try to prevent water ingress penetrating into the interior of the Kirk.

In the document, 'A brief History of the Papa Stour Kirk' by George PS Peterson (September 2006), it states that the harling to the external walls was applied around 1930, using shingle obtained from the Dutch Loch to the north of the Kirk.

This harl coating has become loose or "boss" and cracked generally across the surfaces of all four elevations and requires full and careful removal by use of hand tools to expose the underlying masonry for further inspection. There is evidence of dressed stone margins (stugged finish) around the entrance door on the east elevation. Further inspection is required to determine if there are further areas of dressed stonework at the other openings on the four elevations. Lime mortar has been used in the joints to the sandstone masonry that are visible.

All dressed window/door margins and cills, remain smooth finished. There are many evident and some not so evident hairline cracks in both the harl coating and smooth coated window/door margins and cills and all require further investigation, in order to be able to understand the reason for their existence and to determine the full extent of the crack within the overall thickness of the wall.

In areas where boss render is identified and adhesion to the underlying masonry has been lost, the boss render should be quickly but carefully removed to allow further inspection of the condition of the masonry and to determine the extent of water ingress into the core of external walls. This exercise will include carefully removing selected individual stones from both the external and internal masonry walls to determine the existence and extent of any voids, created by wash-out of mortar within the core of the walls. Should such voids exist within the core of the walls, they will require to be filled and compacted using NHL 3.5 lime mortar from inside the Kirk.

Following the completion of all intrusive investigations and review of sample materials analysis, a comprehensive specification will be developed to allow traditional conservation masonry works to be carried out using materials to match the existing on a like-for-like basis.

Following the careful removal of the harling, all mortar joints require to be carefully picked to a depth of three times the face width of the joints and all delaminating stone surfaces should be carefully descaled using hand tools, all to reveal sound sandstone surfaces and to allow further inspection by the conservation architect. All sandstone surfaces should be vigorously stiff bristle brushed to remove all loose and powdering deposits. All joints require to be brushed out.

All rybats, lintols and cills require to be physically checked from an elevated platform for defects/cracks and to ensure that they remain, securely bedded within the wall masonry. Any sandstone components that are found to be loose or unstable will require to be prepared, packed, consolidated and re-bedded in a NHL 5 lime mortar to match the original lime mortar mix and appearance. Stone components should not be moved unless absolutely essential. Any surfaces that are found to be delaminating and loose should be carefully descaled using appropriate traditional hand tools to return all stone surfaces back to a sound surface, being stiff bristle brushed to remove all loose or powdery material. All surfaces should be dressed by hand tools to ensure that there are no traps/reservoirs that would resist free run-off of rainwater. Should the faces of the sandstone components be found to be soft and powdering to a depth of 25mm or more, consideration should be given to procuring a replacement stone of identical character, geology, profile, size and detailing bedded and pointed in a NHL 5 lime mortar. Any replacement stone material should be sourced from the list of alternative quarries identified by the British Geological Survey following analysis of an existing stone sample.

Any previously applied mortar overcoating of window cills and ingoes should be very carefully removed by traditional hand tools. Where stone window cills have evident cracks but are otherwise in good condition, any previous remedial works materials should be carefully removed, and the crack properly prepared for further traditional conservation works. These works, particularly where multiple cracks are evident in close proximity, may require to include the drilling of "micro" holes along the line of the crack at 40mm -70mm centres into sound stone within the depth of the cill by injection of a lime based grouting solution applied by syringe to fill all voids. This will be a multiple and sequential exercise. The gap and surface edges of all cracks in the face of the cill components will require to be capped with an approved acrylic resin mixed with finely crushed stone (salvaged from the de-scaling exercise) to tone the filling material to match adjacent stone.

Any previously applied slaister harl coating over window and door lintols requires to be very carefully removed by used of hand tools. Where any stone lintols are found to have through cracks, they will require to be the subject of further detailed inspection. Existing visible cracks in the harl coating appear to coincide with the ends of lintols. The preferred approach to traditional conservation works for any cracked lintols will involve traditional cross-stitching with marine grade stainless steel dowels set in epoxy resin within holes drilled into the underside of the lintol as opposed to removal and replacement.

Where existing lime mortar joints are sound and flush with stone faces/edges, they should be left insitu. Cosmetic picking and repointing of sound mortar joints should not be considered. Open joints that have lost mortar, or where mortar has shrunk or become loose and powdery, should be carefully picked using hand tools that are thinner than the mortar joint to prevent widening of the joint or damage to the stone edges. The picking tool should be less than half the width of any joint. The joints should be picked to a depth of three times that of the face width of the joint and all loose powdery material should be brushed out. The use of power tools will not be permitted.

Sample analysis of the original lime mortar should be used to determine the lime mortar mix and strength appropriate for the type of sandstone, type/colour of coarse sand and size of aggregate.

Joints require to be carefully repointed and consolidated by tamping without over-smearing mortar onto stone faces. Finished mortar pointing should match that of the original construction and be flush with stone edges, without featheredges and ensuring that no water traps are created where stones have eroded or delaminated. All lime mortar repointing requires to be carried out in accordance with best conservation practice and will require full and appropriate protection until such time as full and successful carbonation has taken place.

Protection will require to be provided to all areas of new lime mortar works for a period of 7-10 days, subject to prevailing weather conditions, to negate the impact of rapid curing from the effect of wind/direct sunlight, rain and in late autumn and early spring months, frost and/or low temperatures.

All access scaffold should be fully clad in a wind-proof fabric of sufficient texture and thickness to provide the aforementioned protection. To ensure proper night-time protection when low temperatures are expected, the placement of hessian sheet and insulated panels close to the face of new work should be set in place until such time as full and successful carbonation has occurred.

All access scaffold requires to be designed to be freestanding without any mechanical fixing to masonry walls. Appropriate ballast and bracing require to be incorporated within the scaffold design to ensure its stability and fitness for purpose. External scaffold requires to be erected for the shortest practical timescale and be taken down as soon as all slating, masonry and harl coating works are completed.

It will be a specific requirement that the existing grass surfaces within the Kirkyard are afforded appropriate protection from contamination (slate fragments, masonry debris, mortar and harl coating material etc) at all times to minimise damage. All arising material from the project works requires to be carefully collected and removed from the site on a regular basis to prevent build-up and unnecessary compaction/contamination of existing grass surfaces. Provisional allowance should be made for removing all grass surfaces within the designated construction area and replacing this with new turf should the need arise. This allowance should also include full maintenance and care until the turfing is established.

During summer months, windy or unusually sunny and warm periods, a precautionary allowance should be made for ensuring that surfaces of new work are kept in a slightly moist condition by the application of spray misting.

Dependent upon the condition and quality of the underlying stone, traditional conservation works will involve:

- Repointing the joints in the wall in a NHL 5 1:3 lime mortar compacted into the joints by tamping and finished by stippling to negate the creation of feathered edges (note: final mortar specification to be confirmed by analysis of existing).
- The application of a single 10mm average thickness traditional thin NHL 5 slaister harl coat over the entire surface area of the four elevations. Provisional allowance should also be made for applying three coats of traditional limewash prepared using NHL 5 lime (note: final harl coat specification to be confirmed by analysis of existing).

5.3 West Gable Elevation

5.3.1 There are evident cracks in the harl coat, exposing the sandstone masonry at the base of the wall. All vegetation growth requires to be fully removed complete with all organic matter prior to mortar re-pointing.

5.3.2 The ground levels fall from the northwest corner of the Kirk to the southwest corner, revealing along the base of the gable wall a random rubble sandstone masonry base laid in uneven courses, projecting out from the gable wall alignment. The lime mortar joints to this wall have been severely eroded exposing considerable gaps with significant areas of vegetation growth taking hold. There are patches of lichen on the faces of the masonry.

5.3.3 Areas of the harl coating have detached completely from the upper southwest corner, exposing the sandstone masonry behind. There are also small patches of a cementitious render that have been applied to the southwest corner. Inspection of fallen harl suggests that a two-coat application may have been applied to the west gable.

5.3.4 There is a continuous crack in the harl coating, where the corner edge of the vertical face of the west gable meets the horizontal harl coating applied to the skew copes. This has led to exposure of the sandstone masonry behind. All harling will require full and careful removal, by use of hand tools, in order to inspect the condition of the skews and to confirm if there are defective/delaminating top stone surfaces and open/partially filled mortar joints between individual stones.

5.3.5 The reveals to the stained-glass window have been overcoated with a smooth cementitious render, which has separated from the harl coating on the gable wall. There is evidence of a sandstone lintel above the stained-glass window and a sandstone cill below. Careful removal of the harl coating by use of hand tools is required to inspect the underlying masonry.

5.3.6 In locations where indentation of defective sandstone proves to be required, the area of existing sandstone to be removed should be kept to the smallest practicable size and on no occasion should good quality sandstone be removed. It may be that only localised areas of failing, receded sandstone requires to be cut out within an individual block or component reinstated.

5.4 South Elevation

5.4.1 Areas of harl coating have detached completely from the upper southwest corner, exposing the underlying sandstone masonry scarcement. There are also small patches of a cementitious render that have been applied to the southwest corner with the application and resultant appearance being less than satisfactory.

5.4.2 The ground levels fall from the southeast corner of the Kirk to the southwest corner, revealing along the base of the gable wall a random rubble sandstone masonry scarcement laid in uneven courses, projecting out from the gable wall alignment, as far as the eastmost window. The lime mortar joints to this wall have been severely eroded exposing considerable gaps with significant areas of vegetation taking hold. There are patches of lichen on the faces of the masonry. All vegetation growth requires to be fully removed complete with all organic matter prior to mortar re-pointing.

5.4.3 There is evidence of smooth cementitious render to the reveals and cills of the two sash and case windows. There are cracks and gaps at the interface with the smooth render and the harling on the south

elevation wall. This possible source of water ingress requires further inspection following the removal of the harl. Areas of detached harl coat have exposed the sandstone lintels above the windows and sandstone cills below. Careful removal of the harl coat is required by use of hand tools to allow inspection of the underlying masonry. Small patches of a cementitious render have been applied to the underside of the lintels.

5.4.4 There are two historic cracks in the harl coat adjacent to the two windows on the south elevation. The first crack at the westmost window starts at the upper east corner, leading up to the wallhead and from the lower east corner, down to the ground level. The second crack in the eastmost window starts at the upper west corner, leading up to the wallhead and from the lower east corner, down to the ground level. Both cracks have been patched over with a cementitious coating with the application and resultant colour/appearance being less than satisfactory. Although these openings appear to have existed for some considerable time, close inspection will be undertaken by the Structural Engineer including intrusive investigation as appropriate, to ascertain the reasons for the occurrence of the cracks, extent of any washing-out of the core of the wall, presence of voids within the core area and the condition of mortar. The Structural Engineer will advise on and agree the proposed method of traditional conservation works with the Conservation Architect. The preferred approach will be to stitch the cracks where horizontal alignment allows the placement of slate or marine grade stainless steel reinforcement rods, with all open joints wedged with timber wedges to allow full fill compaction and consolidation of open joints in lime mortar. Full grouting of any voids found within the core of the wall to be undertaken simultaneously.

5.4.5 At the southeast corner of the south elevation, there are historic cracks in the harl coat, running from the wallhead all the way to the ground level, exposing the sandstone masonry at the base and top of the wall. This crack has been patched over with a cementitious coating with the application and resultant colour/appearance being less than satisfactory. A further application of mastic has been applied over a crack in the cementitious coating. Although this crack appears to have existed for some considerable time, a suitably experienced structural engineer should be appointed to undertake close inspection, including intrusive investigation as appropriate, to ascertain the reasons for occurrence of the crack, extent of any washing-out of the core of the wall, presence of voids within the core area and the condition of mortar. The crack appears to be a through crack as it is evident from within the Kirk, where plasterboard wall finishes have been removed at ground floor level. The preferred approach of traditional conservation works will be to stitch across the crack, internally and externally, where horizontal alignment of joints allows the placement of slate or marine grade stainless steel reinforcement rods, with all open joints wedged open with timber wedges to allow for full fill compaction and consolidation of open joints in lime mortar. Full grouting of any voids found within the core of the wall to be undertaken simultaneously. The structural engineer will also be required to advise on and agree the proposed method of traditional conservation works with the conservation architect. Following the careful removal of the harl coat by use of hand tools, this area requires further inspection to ascertain the underlying cause of the crack. The base of this crack has been eroded over time exposing considerable gaps with significant areas of vegetation taking hold. There are numerous patches of lichen on the faces of the masonry in the southeast corner. All vegetation growth requires to be fully removed complete with all organic matter prior to mortar re-pointing.

5.5 East Gable Elevation

5.5.1 There are evident cracks in the harl coat at the southeast corner and large areas of detached/missing harl exposing the sandstone masonry at the upper parts of the wall. The colour of the harl coat is variable in patches, appearing significantly lighter in appearance where there are areas of missing render.

5.5.2 The harl coat surface suffers from noticeable dark streaking marks originating from the junction with the bell cote and skew coping stones on the southeast gable.

5.5.3 There is a section of harl coat missing from the southeast skew copes on the east gable. This has led to exposure of the sandstone masonry behind. All harling will require full careful removal by use of hand tools, to allow inspection of the condition of the skew stones and to confirm if there are any areas of defective/delaminating top stone surfaces and open/partially filled mortar joints between individual stones. Further inspection is required to determine if there has been any internal water ingress from this area.

5.5.4 There is evidence of smooth cementitious render to the reveals of the high-level sash and case window in the centre of the east gable. There are cracks and gaps at the interface with smooth render

and the harling on the east gable elevation wall. This possible source of water ingress requires further inspection following the removal of the harl coat. Areas of detached harl coat have exposed the sandstone lintel above the window and sandstone cill below. Careful removal of the harl coat by use of hand tools is required to inspect the underlying masonry. Small patches of a cementitious render have been applied to the underside of the lintel. Careful removal of the cementitious render by use of hand tools is required to inspect the lintel stone.

5.5.5 A patch of a cementitious render has been applied to the outward face of the northmost sandstone margin with the application and resultant appearance being less than satisfactory and could be accelerating the erosion of underlying sandstone. Areas of harl coat detached completely from the upper southwest corner, exposing the underlying sandstone.

5.5.6 The ground levels fall from the northeast corner of the Kirk to the southeast corner, revealing along the base of the gable wall a random rubble sandstone masonry base. This is visible due to missing patches of harling. The lime mortar joints to this wall have been severely eroded exposing considerable gaps between the stones. These gaps will require picking, compaction, filling with slate pinnings where necessary and repointing in NHL 5 lime mortar. There are patches of lichen on the faces of the masonry which will require to be removed prior to reparatory works and the re-application of the harl.

5.6 North Elevation

5.6.1 There are numerous areas of boss harl coat with cracks evident at the northeast corner of the north wall. A section of the harl coat detached completely from the middle of the northeast corner, exposing the underlying sandstone. There is evidence of light colour stains on the exposed faces of the sandstone. This will require further inspection to determine any appropriate remedial action. There are patches of a cementitious render at the wall head, near the northeast corner of the north wall with the application and resultant appearance being less than satisfactory.

5.6.2 At the base of the northeast corner on the north elevation, there is a low-level section of protruding sandstone random rubble walling with patches of lichen. Following the careful removal of the harl coat, further inspection of the condition of the stone components and exposed joints will be required, and required remedial action undertaken.

5.6.3 The ground levels at the north elevation fall slightly from the centre to the northeast and northwest corners of the Kirk, revealing random rubble sandstone masonry beneath the base of the harl coat. The exposed lime mortar joints have eroded exposing considerable gaps with significant areas of grass and mosses taking hold. There are also patches of lichen on the faces of the sandstone masonry, all of which will required to be removed.

5.6.4 There are two historic cracks in the harl coat at the eastmost window on the north elevation which start at the upper corners of the window reveal leading up to the wallhead. These have been patched with a cementitious render with the application and resultant appearance being less than satisfactory. The approach to intrusive investigation and traditional conservation works will be identical to section 5.4.4 above.

5.6.5 A smooth cementitious render has been applied to the reveals of the eastmost fixed window and the westmost sash and case window. There are cracks and gaps at the interface with the smooth render and the harl. Following the removal of the harl and render, the underlying sandstone will require further inspection. Areas of detached harl have exposed the sandstone lintels above the windows and sandstone cills below. Small patches of a cementitious render have been applied to the underside of the lintels.

5.6.6 To the sides of both windows, small patches of harl coat have become detached exposing the underlying sandstone. Full and careful removal of the harl coat is required by use of hand tools to allow inspection of masonry and mortar joints

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5.6.7 Beneath the cill of the fixed window on the north elevation, the incoming electrical cable, sleeved in a pvc pipe is exposed, protruding from a gap in the sandstone masonry. Further inspection of this area is required in order to determine the appropriate action to take to make this area safe. All works associated with the electrical cable are to be carried out in compliance with the current I.E.E. regulations. Provisional allowance should be made for applying full protection as required by the supply authority. All existing masonry and external ground surface finishes to be fully reinstated on completion of the remedial works.

The electrical cable and sleeve will require to be loosened to allow localised removal and reinstatement of the harl coating.

5.6.8 From the sash and case window to the northwest corner of the north elevation, as well as areas of the harl coat being both boss and cracking, small patches of harling have become detached exposing the underlying sandstone. All harling will require careful removal by use of traditional hand tools to allow inspection of underlying masonry and mortar joints.

5.7 Existing Timber Windows

5.7.1 The windows at Papa Stour Kirk were subject to a visual survey only and will require further intrusive investigation to determine the full extent of any remedial works that will be required to return them to sound condition.
There are six timber windows at Papa Stour Kirk. All windows are putty glazed and over painted, internally and externally. Timber deterioration due to wet rot is evident in the timber cills to the windows and there are signs of a slight softening of timber material within the bottom frame and rails. Although it would appear that each of the windows could be removed, placed on a joiner's table for traditional conservation works, provisional allowance should be made for the full replacement of each window on an identical like-for-like basis using sustainably sourced hardwood with all frames, cases and astragals being of identical profile and dimensions.

5.7.2 From historical data, it is known that the stained-glass window centrally located midway up on the west gable elevation has been subject to previous restoration and traditional conservation works. Evidence of an original blocked up door opening may be found following removal of the harl coat.
The original window was removed with the current stained-glass window having been installed on 4th August 1921 to commemorate the 6 islanders who perished in the Great War of 1914-18.
Within the document on the 'War Memorial Window in West Wall of Papa Stour Kirk,' George PS Peterson states: "*The stained-glass window was designed by the artist Victor Noble Rainbird and manufactured by Reid, Millican and Co. of Gateshead. This window in Papa Stour Kirk is a rare surviving example of the artist's stained-glass work and illustrates Jesus calming the storm, from Mark 4 v 35-39. A protective grid was later installed but in 1957 the window had to be taken out for repairs, following damage to a couple of the panes, allowing for water ingress. Following the repairs and re-installation of the stained-glass window on 15th September 1957, an additional three pane window of frosted glass was inserted to the outside of the window opening, for protection to the stained-glass window. In 2005, protective boarding was fixed over broken panes in the outer window, to prevent further water ingress. For the rededication of the Kirk in 2006, the boarding was removed and new protective Perspex, with a new frame, was installed to preserve the stained-glass window from any further storm damage. However, some of the stained glass itself was in need of replacement and/or restored. The lead kames were identified as being fragile and the original timber frame was rotten. In July 2009 the firm of Cannon-Macinnes, Stained Glass Design and Conservation removed the window and for repair works to be carried out in their workshops in Glasgow. Broken and chipped fragments were replaced, lead kames renewed, and paintwork cleaned and touched up where necessary, before re-installing the window in October 2009.*"
The existing polycarbonate sheet and framing should be carefully removed taking care not to damage any adjacent masonry components. All masonry surfaces and window opening dressings should be stiff bristle brushed to remove any loose material or algal growth. The replacement protective sheet should be constructed from 6mm thick toughened clear glass with 2 no. 75mm diameter "mouseholes" centrally located at the top and bottom for ventilation purposes.
25x25mm marine grade stainless steel angles should be fixed to all faces of the window opening using marine grade stainless steel masonry screws & rawl plugs set 40mm distance from the face of the stained glass.
The new toughened glass pane to set into the stainless-steel angles and bedded in glazing putty to receive traditional paint finish once cured.

5.7.3 The East Gable Elevation has a centrally located 2-over-2 double pane sash and case window at first floor level, with a central singular vertical astragal to each sash.

5.7.4 There are two 6-over-6 multi-pane sash and case windows at ground floor level on the south elevation, of equal sizes and proportions.

5.7.5 On the north elevation, the eastmost window at ground floor level is of fixed light design consisting of 12 regular dimensioned panes. The westmost window at ground floor level is a 6-over-6 multi-pane sash and case window.

5.7.6 The alignment, integrity of the and condition of all the timbers and the traditional construction of the sash corners (morticed, tenoned and dowelled) are to be inspected. All sashes are to be checked for woodworm and rotten timbers. If due to prolonged exposure to excessive water ingress, twisted or warped, split timbers and/or 'opened up' mortice and tenoned sash corner joints are discovered, these are to be further reviewed to allow the finalisation of a traditional conservation works specification.
Where the sashes are found to be inoperable due to overpainting or swollen/warped timbers, further investigations are to be carried out to ascertain the source of the problem and be gently eased open without causing damage to the timber frames to allow for safe removal.
The timber windows, once removed, should be laid out flat on a joiner's bench to allow the detailed inspection to be carried out. All glazing should be carefully removed and set aside for re-use.
Should upon removal, any components of the timber sashes and cases fall apart, all pieces to be retained on site for traditional conservation works and re-instating or where necessary replaced on a like-for-like basis.
All components of the window sashes to be carefully removed for detailed appraisal of the physical condition of the timber of the top, meeting and bottom rails and the sash stiles.
The projection, detailing, integrity and condition of the glazing rebates and central timber glazing bar of the astragals are to be checked and assessed for robustness, following prolonged exposure to driving rain.
Following careful removal of the timber cases, detail inspections to be undertaken to assess the timber cases for wet rot, possibly arising due to prolonged saturation, historical mechanical damage and/or woodworm infestation.
Any timber material adversely affected by wet rot, or woodworm, should be carefully cut out leaving only sound timber in place to allow a traditional spliced timber conservation works to be carried out using timber of identical profile and size to that of the original material.
All existing sash fasteners and sash lifts to be carefully removed and retained for re-use if operable. Any missing and non-original ironmongery to be replaced with an appropriate traditional ironmongery to match the existing ironmongery on a like-for-like basis.
All sash cords to be replaced on a like-for-like basis. All pulleys and weights to be carefully removed and retained for re-use. Should the pulley wheels be inoperable/rusted due to prolonged exposure to water ingress, they and any missing, to be replaced with an identical match. Should the original cast iron weights be present, they are to be refurbished for re-use, or if missing replaced with an identical match.
Should the condition of the existing timber window components be assessed as being in a very poor condition, where the adoption of a traditional splice conservation strategy be impractical, incorporating more than 50% new timber to original, then full replacement windows of identical design and material be made. On approval from the Shetland Islands Conservation Officer, this would involve manufacturing new sash and case and fixed windows to exactly match the proportion, character, timber section profiles of cases, sash frames, astragals and cills of the original window components design. An allowance should be made for all of the replacement windows being manufactured in joinery quality sustainable hardwood.
The inside timber linings of all the window cases are to be scribed to the outline of the masonry wall ingoes and a 10mm minimum gap maintained to both sides between the timber linings and the masonry walls on completion of reinstatement.
Where intact and free from defect, the original glazing is to be re-instated in original locations and bedded in glazing putty. Where glazing is defective or broken, it should be discarded and replaced with clear glass matching appearance and thickness.
Once cured (minimum 14 days), all putty should be over painted to match the window frames.
All timber surfaces within the windows require to be prepared to receive a primer (for new wood), undercoat and two top flat oil finishing coats to match the original colour of the window (to be determined following paint scrape analysis)
All timber windows to be reinstalled following completion of all essential traditional conservation works.
Traditional burnt sand mastic to be used to seal the gap between window frame and opening.

5.7.7 The timber safe lintels that were exposed for inspection were found to be in such poor condition that replacement as opposed to re-use is recommended. Provisionally allow for carefully removing all defective timber safe lintels from above 1 no. external door and 6 no. window openings. Replacement lintels to be proprietary "robeslee" type pre-stressed concrete lintels.

5.8 Existing Timber Doors

5.8.1 The existing doors at Papa Stour Kirk were subject to a visual survey only and will require further intrusive investigation to determine the full extent of remedial works that may be required to return them to sound condition.
There are two traditionally made timber doors at Papa Stour Kirk; one set of external timber double doors (of unequal widths) are located centrally in the east gable elevation and an internal single leaf door separating the nave of the Kirk from the entrance lobby.

5.8.2 The external double doors are of traditional timber framed/ledged design and clad with traditional vertical tongue and groove timber lining to the external faces with paint applied finish.
The doors are fixed to the frames by traditional metal butt hinges set behind the sandstone margins in the stone wall.
Internally, the hinged smaller width side panel has traditional galvanised tower bolts fixed to the top and base of the panel at the leading edge. There is also a cast iron cover for a rim lock fitted to the side panel.
There is a metal cabin hook, which is severely corroded, recessed into the timber lining to the external wall that was previously used to secure the side panel in place. Ironmongery comprises of a traditional tower bolt fixed horizontally to the hinged side panel, and a traditional octagonal shaped metal doorknob with metal shield covered escutcheon, all of which have signs of surface corrosion
All ironmongery requires to be removed for comprehensive cleaning/overhaul, where practically possible. Any missing and non-original ironmongery requires to be replaced with carefully selected and appropriate traditional ironmongery to match the existing.
Due to the prolonged exposure to driving rain, the bases of both timber doors and the frames have deteriorated revealing uneven gaps to the stone cill threshold and display areas of rotten timber. Both leaves of the door require to be carefully removed and placed on a joiner's bench for detailed inspection and scheduling of all essential traditional conservation works. Any timber material adversely affected by wet rot, or woodworm, to the extent that it is beyond conserving should be carefully cut out leaving only sound timber in place to allow traditional spliced timber works to be carried out using timber of identical profile and size to that of the original material.
If the extent of wet rot has caused irreparable damage to 50% or more of the existing door frames, new replacement timber frames identical to the size/profile of existing material should be made in manufacturing joinery quality sustainable hardwood.
Large areas of the external faces of the doors and frames are in poor condition and require extensive traditional conservation work, preparation and re-application of protective paint finishes to return them to a sound condition that is fit for purpose.
All the external doors and frames require to be carefully removed and laid out flat on a joiner's bench to allow the detailed inspection to be carried out. All existing door ironmongery should be carefully removed and set aside for re-use.
All timber surfaces to the doors require to be traditionally conserved and prepared to receive a primer (for new wood), undercoat and two top flat oil finishing coats to match the original colour of the external doors (to be determined following paint scrape analysis). A new horizontal bottom rail may require to be fitted internally.
All timber doors to be reinstalled following completion of all essential traditional conservation works. Traditional burnt sand mastic to be used to seal the gap between door frame and sandstone margins.

5.8.3 The internal door is of traditional timber ledged design and clad with traditional wide board vertical tongue and groove timber lining to its outer face.
The door is fixed to the timber frame by a set of black painted metal ornate hook and band hinges.
There is a traditional rim lock (which has been severely corroded) with a Bakelite handle fixed to the inside face of the door.
All ironmongery is to be removed for cleaning/overhaul, where practically possible. Any missing and non-original ironmongery requires to be replaced with appropriate traditional ironmongery sourced to exactly match the existing ironmongery.
There is visible evidence of oxidisation staining at the locations of the nail/screw head fixings emerging from below the painted finishes on the inside face of the door and on the timber frame, which will require sanding back to remove the rust, prior to preparation of protective paint finishes. The locations of all nail/screw fixings will require to be exposed to review their condition. If found to be sound and "fit for purpose", nail/screw heads will require to be gently abraded to remove oxidisation staining, prior to re-filling holes and re-applying protective coatings. If the nails/screw fixings are found to no longer be "fit for purpose", they will require to be replaced on a like-for-like basis.

There are areas of the surfaces of the doors and frames that are in poor condition and require traditional conservation work, preparation and re-application of protective paint finishes to return them to a sound condition.
Any timber material adversely affected by wet rot, or woodworm, should be carefully cut out leaving only sound timber in place to allow traditional spliced timber conservation works to be carried out using timber of identical profile and size to that of the original material.
If the extent of wet rot has caused irreparable damage to 50% or more of the existing door frames, new replacement timber frames identical to the size/profile of existing material should be made in manufacturing joinery quality softwood.
The internal door requires to be carefully removed and laid out flat on a joiner's bench to allow the detailed inspection to be carried out. All existing door ironmongery should be carefully removed and set aside for re-use.
All timber surfaces to the doors require to be suitably prepared to receive a primer (for new wood), undercoat and two top flat oil finishing coats to match the original colour of the internal door (to be determined following paint scrape analysis).
The internal timber door is to be reinstalled following completion of all essential traditional conservation works.

6.0 Property Condition Inspection: Internal Areas

6.1 Kirk Roof and Ceiling

6.1.2 In the document, 'A brief History of the Papa Stour Kirk' by George PS Peterson (September 2006), it states that re-lining of the north wall of the Kirk and decoration works were carried out in 2006.
The roof over the whole kirk is formed by traditional timber rafters and collar ties creating a part-vaulted roof space. There is a single vertical timber post in the centre of the roof geometry. There are no apparent defects in the roof timber components from the initial restricted visual inspection, however, further high-level inspection is required from an elevated platform to determine the actual condition of all structural roof timbers.
Carry out such timber preservation work and traditional conservation works /replacement of roof timbers as may be recommended by the timber preservation and damp proofing specialist.
The existing roof space has no thermal insulation but is partly accessible via two small ceiling access hatches.
Very high levels of humidity/dampness are evident within the ceiling and walls of the Kirk interior, probably as a result of the following:

- Water ingress via defective roof finishes and/or weatherings
- Rising dampness within external walls
- Water penetration through external walls via defective external harling, mortar joints, open cracks and potential voids within the core of the walls
- Water penetration through external walls where external ground level is higher than internal ground floor and solum levels
- Rising dampness via an untreated and unvented solum below ground floor level suspended timber floor construction
- Lack of natural or mechanical ventilation, thermal insulation and regular heating of the interior

Exposed internal stone faces and mortar joints in the south area of the east gable wall at ground floor level were found to be wet to touch in the area where plasterboard wall finishes have previously been removed.
There are cracks, peeling paint finishes, evidence of nail fixings with oxidisation staining and areas of staining/mould throughout the interior timber lined ceiling of the Kirk.
The introduction of natural ventilation behind wall linings and within the roof are recommended along with the introduction of humidistat controlled mechanical extract ventilation to reduce internal humidity/dampness levels and to create an improved internal environment more suitable for the intended uses of Papa Stour Kirk. However, these improvements although recommended are not part of the scope of the traditional conservation works project.

6.1.3 Papa Stour Kirk consists of a partial coombed timber lined ceiling spanning the entire length of the interior, with two small existing access hatches located along its central east-west axis. Both access hatches should be increased in size for ease of future maintenance access.
Depending on the condition of the bearing ends of principal timber rafters and wall plates found to exist during the roof slate stripping exercise, any defective timbers that are beyond practical traditional conservation works or treatment will require to be carefully cut out and replaced as previously reported. Such traditional conservation/replacement works may require areas of the internal timber lined finish to the ceiling to be removed. Provisional allowance should be made for 100% removal of internal timber linings to the full length of the north and south coombed ceiling geometry, along with full replacement and application of protective/decorative finishes.
Internal inspection for water/boring insect damage to the structural roof timbers and sarking and the possible presence of areas of wet and/or dry require to be undertaken at the earliest opportunity. Provisional allowance should be made for essential timber treatment works to be undertaken by specialist contractors to eradicate dry rot or woodworm infestation should this be found to be necessary.

6.1.4 There are cracks and peeling paint finishes, evidence of nail fixings with oxidisation staining and areas of staining/mould throughout the interior ceiling of the church. Tower scaffold will require to be erected to allow closer inspection of the timber lined ceiling and high-level wall finishes to determine the condition and nature of timber boards, areas of staining/mould, condition of nail fixings and the general stability of the ceiling.
The existing timber ceiling lining appears to comprise of wide boards with a centrally located decorative "V -channel" to give the visual appearance of traditional narrower boards. All nail fixings appear to be punched, filled and painted over, however, they are evident due to oxidisation staining within or below the applied paint finish. The locations of all nail fixings will require to be exposed to review their condition.

If found to be sound and fit for purpose, all nail fixings will require to be gently abraded to remove oxidisation staining, prior to re-filling holes, preparing and re-applying protective coatings. If the nails are found to no longer be fit for purpose, they will require to be replaced on a like-for-like basis and all finishes made good

6.1.5 Natural ventilation should continue to occur within the roof void via gap between sarking boards, breathable roofing membrane and gaps between roof slates. In addition, the three existing pipe penetrations will be retained and continue to provide additional natural ventilation, however, internal caps incorporating anti-insect mesh require to be installed on each pipe.

6.2 Internal Finishes

6.2.1 The external walls of the Kirk are lined internally with a combination of lath and plaster, plasterboard and timber lined wall finishes. Some of the lath and plaster has been removed from the east gable elevation, indicating evidence of water ingress/dampness across the inner face of the masonry walls.
Allowances should be made for all areas of plaster lining to be removed from the north, south and west walls including window ingoes for further investigations of water ingress and the effects from internal condensation.
There is evident staining/fabric damage due to ongoing water ingress via the defective external building envelope. Further intrusive investigation requires to be undertaken to determine the full extent and location of lath/plaster wall finishes and also framing/plasterboard wall finishes.
As a result of the requirement to comprehensively inspect the internal faces of all external walls, the existing timber lined low level dado panelling and all plasterboard wall surfaces should be removed to provide access. Internal masonry wall surfaces and mortar joints to the south of the entrance in the east gable were wet to the touch at the date of inspection. Damp staining/water ingress is also evident below areas of the dado panelling and on stair treads adjacent to the east gable. As such, full exposure is considered necessary. Following completion of essential internal masonry traditional conservation works (void grouting and repointing with NHL 3.5 lime mortar and application of traditional limewash), the external masonry walls will require a substantial amount of time to properly dry out. Due to this potential considerable period of time for the external walls to dry out following the works, an allowance should be made for final installation of internal wall finishes at a later date, if desired. Only when all wall surfaces have been confirmed as being sufficiently dry, all internal wall finishes could then be comprehensively reinstated on a like-for-like basis as an identical match to what currently exists. Detailed recording will be undertaken during the downtaking exercise.

6.2.2 The internal walls at the entrance to the Kirk, are lined with painted vertical tongue and groove timber boards. There is evidence of oxidisation staining to the nail fixings and the paint finishes are chipped and peeling.

6.2.3 There is a bare timber staircase in the northeast corner, leading up to the gallery level. The timber stair treads indicate water staining where they meet the internal wall finish. Record photographs from 2018 indicate water ingress on the internal stair treads.

6.2.4 The paint finish to the lath and plaster lining to the remaining internal faces of the east gable wall is peeling off. To the west side of the staircase there is a painted vertical timber tongue and grooved lined partition. There is evidence of mould on both the wall finishes to the stair and further signs of oxidisation staining to the nail fixings to the timber lining.

6.2.5 More recent semi-traditional style timber handrails, to the staircase, have been attached to timber plates fixed back to the lath and plaster walls.

6.2.6 The internal walls in the nave of the Kirk are generally lined with dark stained timber boards up to a dado rail set at the height of the top of the pews. The timber lining will require to be very carefully removed and stored for reinstatement within the completed project. All timber dado material will require to be inspected for wet/ dry rot, woodworm etc. with essential remedial work being undertaken where required. The original dado rails will require fixing to an extended timber plate scribed to the outline of the external wall masonry with a 10mm gap to be maintained between the extended timber plate/dado rail and masonry walls. The extended dado rails are then to be fixed back by timber packers on DPC to the masonry walls using stainless steel fixings. The timber lining boards are to be reduced in height by 10mm at their base, prior to reinstatement, to allow clear air flow behind the panelling and fixed back to the masonry walls using stainless-steel fixings.

6.2.7 There are ten free standing pews on the north side of the nave, with one pew seat fixed to the timber lined partition to the history/interpretation area. On the south side of the aisle there are eleven timber pews. On the first-floor gallery there are two timber pews at the north side and three timber pews on the south side – one of which is loose. The pews will require to be unfixed to allow for the removal of the linings to the external walls. Re-instatement of the pews will be agreed with PSHCG on site.

6.2.8 There is a low-level solid balustrade to the westmost edge of the balcony, lined with dark stained vertical tongue and groove timber boards.

6.2.9 The window ingoe to the first-floor window centrally located in the east gable elevation is in poor condition. The paint finishes are peeling off both cheeks and there is evidence of staining and mould to the timber lined soffit and cill. This area requires to be stripped to allow further inspection for woodworm, wet and dry rot etc. and be reinstated towards completion of the traditional conservation works project.

6.2.10 Further investigations require to undertaken to identify the source of the water ingress problems along the general stability of the plaster key between split timber lath.
Provisional allowance should be made for the preparation and application of protective paint finishes to all linings following completion of all traditional conservation works.

6.2.11 There are four redundant historic wall lamps fixed to both the north and south walls in the Nave. These are connected via copper pipes fixed to the dado rail at the top of the timber lining on the north and south walls. There is also a redundant historic wall lamp fixed to the timber lined internal partition in the present history/interpretation area. All of these lamps and glass shades require to be carefully removed, bubble-wrap protected and placed in storage until required for reinstatement in their original locations. There is no intention to adapt these redundant wall lights and they will remain solely as historic fixtures.

6.2.12 Currently the Nave is illuminated by eight modern pendant light fittings. There is evidence of oxidisation staining on the east most pendant on the south side of the Nave. The source of this oxidisation requires further investigation.

6.2.13 There are three spotlights fixed to a timber beam supporting the gallery floor, at the back of the Nave, and three spotlights fixed to the underside of the timber floorboards of the gallery, in the present history/interpretation area.

6.2.14 There are two circular ceiling mounted light fitment above the gallery area and a circular light fitment fixed to the east gable elevation.

6.2.15 The ground floor of the entrance lobby appears to be of solid concrete construction with a painted finish.

6.2.16 The ground floor of the Nave is of suspended timber construction, with timber floorboards running west to east. There does not appear to be any ventilation grilles for the solum and therefore It is likely that the underfloor solum areas are not ventilated at all. A small area of ground floor timber floorboards was lifted in the south-east area of the Nave on 10th July 2019 to allow restricted inspection of the underfloor solum area adjacent to the external wall. Timber joist ends appeared to be dry and in reasonably good condition but appeared to be of differing sizes and supported on small “piers” built in stone. The ends of the joists inspected did not make contact with the external wall face. There was no solum treatment, DPC or below floor natural ventilation to resist/negate rising moisture from ground level.

6.2.17 The central aisle of the Nave is covered with a red carpet, leading up to the Chancel. The Chancel floor is raised by a single step, of timber construction with the timber floorboards running west to east. A further three timber steps lead up to the pulpit floor, also constructed from timber boards. There is evidence of previous remedial works to the pulpit flooring with the installation of new stained timber floorboards. The existing carpet will require careful lifting and removal prior to the start of the works on site.

6.2.18 The Kirk is heated by electric radiators. There is a high level Dimplex radiator fixed centrally to the balcony with two further wall mounted Dimplex radiators fixed to the west gable wall and a tubular floor mounted heater in the former Vestry.

6.3 Required Specialist Surveys

From initial visual inspection of Papa Stour Kirk, the following survey exercises, development of design proposals and associated costs are recommended;

6.3.1 As there is currently no lightning protection system installed, Lightning Conductor System Specialists should be approached to review and prepare compliant recommendations for the installation of an appropriate lightning protection system.

6.3.2 As there is currently no fire detection or alarm system installed, suitably qualified and experienced NICEIC Approved Electrical Contractors with design capabilities should be approached to review and prepare discreet, sensitive and compliant recommendations for the installation of an appropriate fire detection/alarm system.

6.3.4 An Asbestos Survey to confirm the presence and location of any Asbestos Containing Materials (ACM) within the Kirk building has been commissioned to be undertaken by a suitably experienced and qualified licensed specialist company and copy of report will be forwarded to the main contractor, prior to commencement on site.

6.3.5 As previous outbreaks of wet rot are suspected to have occurred within the roof, within wall framings and below the ground floor, suitably qualified and experienced specialist companies should be approached to survey and report on the condition of all structural timber material and concealed wall framing and to provide recommendations for timber treatments complete with associated costs. Allowance should also be included for intrusive investigation (and reinstatement) where considered necessary.

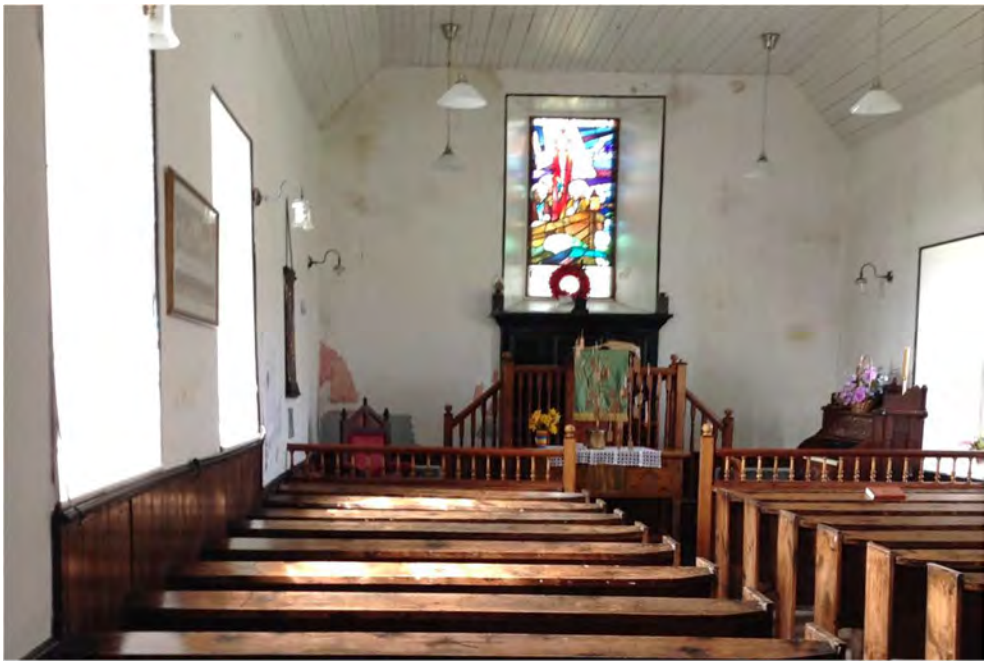
7.0 Photographs – as existing

West Gable Elevation

South Elevation

East Gable Elevation

North Elevation



Interior View looking towards West Gable

Interior View looking towards East Gable

8.0 General

8.1 Full scaffold access and the provision of appropriate edge protection will require to be erected to all four elevations of the Kirk, and relevant permission will require to be obtained from Shetland Island Council for the erection of scaffolding on Kirkyard ground within their ownership.

8.2 Access to the Kirkyard adjoining Papa Stour Kirk is to be maintained at all times during the works and must cease in order to allow any funerals to take place, if necessary. The access to the Kirkyard is across a soft grass landscaped access track which is also used to access adjacent croft land. Construction vehicles are not allowed to restrict such access and must be moved immediately upon request. Construction vehicles are not to be parked on this access track which should only be used for material/waste delivery and collection. The access is approximately 40 metres long and is grassed. The grass is not to be removed or covered with hardcore. The existing grass is to be protected at all times during the proposed works. A suitable ground protection system is to be installed to allow vehicular access as far as the gate of the Kirkyard.

8.3 Only pedestrian access is currently permitted within the Kirkyard. The extent of graves within the Kirkyard needs to be established (through liaison with Shetland Islands Council) in order to allow a pedestrian corridor to be formed and fenced between the Kirkyard gate and the Kirk building. The extent of the graves around the perimeter of the building needs to be established to allow the erection of a suitable scaffold.

8.4 Public and maintenance access requires to be maintained to the historic Kirkyard at all times and the Contractor will require to properly secure the working area around the Kirk at all times to prevent unauthorised access. Advisory “Health & Safety” signs will require to be erected to warn visitors of the construction operations and movement of construction materials and traffic.

8.5 The kirk pews, pulpit, communion table, organ and other fixtures and fittings are to be suitably protected with removable covers against dust and detritus, potential water ingress and damage at all times during the project works.

James F Stephen Architects

Architecture - Interior Design - Conservation - Adjudication

As part of our 40th year in business celebrations, we are delighted to be sponsoring a penguin in support of Maggie's Penguin Parade.

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Incorporating Baxter Clark & Paul (Dundee)

CHARTERED PRACTICE

ISO 9001 : 2008 REGISTERED

ISO 14001 : 2004 REGISTERED

OHSAS 18001 : 2007 REGISTERED

Section 2. Statutory Advertisement

Shetland Islands Council

Applications, associated plans and documents can be viewed on the Council website at **www.shetland.gov.uk**. Please call 744293 to make an appointment if you wish to discuss any application.

Town and County Planning (Development Management Procedure) (Scotland) Regulations 2013
Format: Ref No; Proposal & Address
2022/260/PPF; Construction of a development platform and associated earthworks and drainage; Land by Lower Blackhill Industrial Estate, Gremista, Lerwick ZE1 0PX.

2022/287/PPP; 3 No. proposed house plots (Planning Permission in Principle); Plot A-C, Hillsgarth, Baltasound, Unst, Shetland.

2022/276/PPF; Proposed installation of Photovoltaic (PV) Panels and reharl exterior; Church of Scotland, Papa Stour, Shetland ZE2 9PW.

2022/286/PPF; Erection of two houses with air source heat pumps, new vehicular access, and associated waste and surface water drainage system; Plot 1 & 2, Urafirth, Hillswick, Shetland.

2022/293/PPP; 4 No. proposed house plots (Planning Permission in Principle); South-west of Serenhame, South Voe, Dunrossness, Shetland ZE2 9JG.

Written comments may be made to Iain McDiarmid, Executive Manager, at the above address, email **development.management@shetland.gov.uk** by 02/12/2022.

2022/264/PPF; Site a 6m x 2.4m portable steel building for storage; Aald Skule, Old School, Aith, Shetland ZE2 9NB.

2022/292/PPF; Single storey extension to front and rear; Leemor, Netherton, Levenwick, Shetland ZE2 9HX.

Written comments may be made to Iain McDiarmid, Executive Manager, at the above address, email **development.management@shetland.gov.uk** by 09/12/2022.

Town and Country Planning (Scotland) Act 1997 and Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987
2022/284/PPF; To install stainless steel flue, install roof light and replace 2 No. windows; Colroy, New Road, Scalloway, Shetland ZE1 0TS.

Written comments may be made to Iain McDiarmid, Executive Manager, at the above address, email **development.management@shetland.gov.uk** by 09/12/2022.

Town and Country Planning (Scotland) Act 1997 and Town and Country Planning (Development Affecting the Setting of a Listed Building) Act 1997
2022/287/PPP; 3 No. proposed house plots (Planning Permission in Principle); Plot A-C, Hillsgarth, Baltasound, Unst, Shetland.

Written comments may be made to Iain McDiarmid, Executive Manager, at the above address, email **development.management@shetland.gov.uk** by 09/12/2022.

Section 3. Consultation Responses

HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

By email to:
development.management@shetland.gov.uk

Shetland Islands Council
Planning Service
Train Shetland
North Gremista Industrial Estate
Lerwick
ZE1 0LZ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: [redacted]

Our case ID: 300061937
Your ref: 2022/276/PPF

[redacted] November 2022

[redacted]

Dear Shetland Islands Council

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Church Of Scotland, Papa Stour, Shetland, ZE2 9PW - Proposed Installation of Photovoltaic (PV) Panels and reharl exterior

Thank you for your consultation which we received on 10 November 2022. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
SM6443, SM6242	New Setter, burnt mound, Papa Stour, Housa Voe,stone ring 200m W of Skurdins,Papa Stour	Scheduled Monument, Scheduled Monument

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is avail[redacted] Technical Conservation website at www.engineshed.org.

Please contact us if you have any questions about this response. The officer managing this case is Tom Davis who can be contacted by phone on [redacted] or by email on [redacted]

Yours faithfully

Historic Environment Scotland

From: Development Management@Development <development.management@shetland.gov.uk>
Sent: 23 Nov 2022 12:36:29
To: DMS_Planning@shetland.gov.uk
Cc:
Subject: FW: Planning Consultation 2022/276/PPF
Attachments:

From: [redacted] [redacted]>
Sent: 23 November 2022 09:41
To: Development Management@Development <development.management@shetland.gov.uk>
Subject: Planning Consultation 2022/276/PPF

Dear Sir ir Madam,

The members of the Sandness and Walls Community Council wish to recommend the approval of the works described in Planning Consultation 2022/276/PPF.

Kind regards,

Doug Forrest (Clerk to the Sandness and Walls Community Council)

Planning Ref: 2022/276/PPF	
Proposal: Proposed Installation of Photovoltaic (PV) Panels and reharl exterior.	
Address: Church of Scotland, Papa Stour, Shetland, ZE2 9PW	
Applicant: Papa Stour History and Community Group	

Natural Heritage Officer Consultation Response

Landscape and Visual Impact

The development site is located within the Papa Stour and Sandness proposed Local Landscape Area (pLLA), which was approved by the Council in 2012 for consultation with the public and stakeholders as part of the draft Supplementary Guidance (SG); this SG has not yet been adopted. Given the scale and nature of the proposed development there will be no impact on any of the key characteristics of the pLLA, I therefore conclude that the proposed development will not have a significant impact on the pLLA.

The standard reference that describes landscape character in Shetland is the "Scottish Landscape Character Types Map and Descriptions" (SNH, 2019) - https://www.nature.scot/professional-advice/landscape/landscape-character-assessment/scottish-landscape-character-types-map-and-descriptions. This identifies the landscape character area of this areas as "farmed and settled lowlands and coast". The proposed development will have no impact on the landscape character of the area.

Biodiversity

The proposed scheme is unlikely to have any significant impacts on biodiversity. Policy 3c of NPF4 requires development proposals to contribute to the enhancement of biodiversity, however, in our opinion the small scale and nature of the proposal mean that it would be difficult to identify proportionate biodiversity enhancement measures suitable for Shetland.

It is noted that in recent chief planner letter[1] it states that NPF4 must be read and applied as a whole and that factors for and against development will be weighed up in the balance of planning judgement. The comments above are specific to the referenced polices of NPF4 and refer solely to biodiversity interests. The interpretation of National Policy as a whole and application of planning judgement as a whole is the responsibility of the planning officer.

Martin Schofield 16th February 2023

[1] https://www.gov.scot/publications/chief-planner-letter-transitional-arrangements-for-national-planning-framework-4/

Section 4. Representations

This section is intentionally empty as no representations were received during the handling of the planning application.

Section 5. Report of Handling

Delegated Report of Handling

Development: Proposed Installation of Photovoltaic (PV) Panels and reharl exterior

Location: Church Of Scotland, Papa Stour, Shetland, ZE2 9PW,

By: Papa Stour History & Community Group

Application Ref: 2022/276/PPF

1. **Introduction**

This is an application for planning permission for the installation of photovoltaic panels on the roof and reharling the exterior of the Church of Scotland, Papa Stour. As the church still benefits from Ecclesiastical Exemption listed building consent is not required for the proposed works however planning permission is still needed.

The existing external finish is harled walls with a brown finish and a slate roof. It is proposed to re-harl the exterior in a slaister harl with a white finish. The proposed photovoltaic panels would be set in a black frame and have a black finish.

Relevant Site History

2019/024/PREAPP Advice on what permissions required for installation of sewer. Outcome: advice given, planning permission required.

2019/082/PREAPP Undertake essential and urgent repair works and proposed internal alterations at the Category B Listed Papa Stour Kirk. Outcome: advice given, works likely to be classed as like for like repair so no permission required.

2019/360/PPF Installation of new underground drainage system, septic tank and drainage field. Outcome: APPLICATION APPROVED

2022/020/PREAPP Pre-planning advice regarding the proposed potential installation of Photovoltaic (PV) Solar. Outcome: planning permission required - unlikely to be supported due to adverse impact on listed building and its setting.

2. **Statutory Development Plan Policies**

Shetland Local Development Plan

GP1 - Sustainable Development
GP2 - General Requirements for All Development
HE1 - Historic Environment
HE2 - Listed Buildings
NH4 – Local Designations
RE1 - Renewable Energy

NPF4 Policies

Policy 1 Tackling the climate and nature crises
Policy 2 Climate mitigation and adaptation
Policy 3 Biodiversity
Policy 7 Historic assets and places
Policy 11 Energy
Policy 25 Community wealth building

3. **Safeguarding**

There are numerous Sites and Monuments Records that have been identified in the safeguarding of which the following are considered to have the potential to be affected by the proposed development:

Landscape Character Assessment - Landscape Character Assessment: Farmed and Settled Lowlands and Coast

Listed Building - Listed Buildings: Kirk And Kirkyard, Biggings, Papa Stour Ref:: 352721

Shetland Local Landscape Designations - Shetland Local Landscape Designations: Papa Stour and Sandness

SMR - SMR Ref: 7777
Name: The Saldins
Type: RIGS

SMR - SMR Ref: 1833
Name: Papa Stour Kirk
Type: CHAPEL

4. **Consultations**

Historic Environment Scotland was consulted on the 10 November 2022.Their comments dated 17 November 2022 can be summarised as follows:

Thank you for your consultation which we received on 10 November 2022. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref: SM6443
Name: New Setter, burnt mound, Papa Stour
Designation Type: Scheduled Monument
Ref: SM6242
Name: Housa Voe, stone ring 200m W of Skurdins, Papa Stour
Designation Type: Scheduled Monument

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B

and C-listed buildings.

Our Advice
We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information
This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Sandness & Walls Community Council Clerk was consulted on the 10 November 2022.Their comments dated 23 November 2022 can be summarised as follows:

The members of the Sandness and Walls Community Council wish to recommend the approval of the works described in Planning Consultation 2022/276/PPF.

The Natural Heritage Officer was consulted on the 24 January 2023.Their comments dated 16 February 2023 can be summarised as follows:

Landscape and Visual Impact

The development site is located within the Papa Stour and Sandness proposed Local Landscape Area (pLLA), which was approved by the Council in 2012 for consultation with the public and stakeholders as part of the draft Supplementary Guidance (SG); this SG has not yet been adopted. Given the scale and nature of the proposed development there will be no impact on any of the key characteristics of the pLLA, I therefore conclude that the proposed development will not have a significant impact on the pLLA.

The standard reference that describes landscape character in Shetland is the "Scottish Landscape Character Types Map and Descriptions" (SNH, 2019) - https://www.nature.scot/professional-advice/landscape/landscape-characterassessment/scottish-landscape-character-types-map-and-descriptions. This identifies the landscape character area of this areas as "farmed and settled lowlands and coast". The proposed development will have no impact on the landscape character of the area.

Biodiversity

The proposed scheme is unlikely to have any significant impacts on biodiversity. Policy 3c of NPF4 requires development proposals to contribute to the enhancement of biodiversity, however, in our opinion the small scale and nature of the proposal mean that it would be

difficult to identify proportionate biodiversity enhancement measures suitable for Shetland.

It is noted that in recent chief planner letter it states that NPF4 must be read and applied as a whole and that factors for and against development will be weighed up in the balance of planning judgement. The comments above are specific to the referenced polices of NPF4 and refer solely to biodiversity interests. The interpretation of National Policy as a whole and application of planning judgement as a whole is the responsibility of the planning officer.

5. Statutory Advertisements

The application was advertised in the Shetland Times on 18.11.2022

A site notice was not required to be posted.

6. Representations

No representations received.

7. Report

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) states that:

Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise to be made in accordance with that plan.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall 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.

The National Planning Framework (NPF) is a long term plan for Scotland that sets out where development and infrastructure is needed. Scotland's fourth National Planning Framework (NPF4) is also a long term plan looking to 2045 that guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities. Having been adopted by Scottish Ministers, NPF4 now forms part of the statutory Development Plan and provides the national planning policy context and agenda for the assessment of all planning applications. The detailed policy context in relation to the assessment and determination of this planning application is therefore consideration against the adopted Shetland

Local Development Plan (2014) (SLDP), and at the same time the policies of NPF4.
There are statutory Development Plan Policies against which this application has to be assessed and these are listed at paragraph 2 above. The determining issues to be considered are whether the proposal complies with Development Plan Policy, or there are any other material considerations which would warrant the setting aside of Development Plan Policy.

Principal Policies

The principal policies are considered to be NPF4 Policy 7 (Historic assets and places) and SLDP Policies HE1 (Historic Environment) and HE2 (Listed Buildings).

NPF4 Policy 7 states that development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

SLDP Policy HE1 states that the Council should presume in favour of the protection, conservation and enhancement of all elements of Shetland's historic environment, which includes buildings, monuments, landscapes and areas. Policy HE2 of the SLDP requires that development affecting a listed building, or its setting, should preserve the building, its setting, and any features of special architectural or historic interest that it possesses. The layout, design, materials, scale, siting and use of any development should be appropriate to the character and appearance of the listed building and its setting.

The present church building dates from 1806, replacing an earlier chapel dating from at least the 1700s. Although the location of the earlier building is uncertain the presence of 17th century grave markers in the churchyard suggests the earlier chapel may lie underneath or in close proximity to the present building. The church building is now in the ownership of the Papa Stour History and Community Group although it is still in ecclesiastical use.

The church building occupies a prominent location on gently rising ground to the north of Kirk Sand and stands in isolation in most views of the building. Although the building is of relatively small scale its isolated location within a treeless landscape enhances its visual prominence and makes a significant contribution to its setting and significance. It is particularly prominent in views towards the building in from the footpath leading from Kirk Sands.

The church is of simple rectangular plan form with a timber door in the east elevation. There is an ashlar birdcage bellcote at the apex of the

east elevation and the roof is covered in purple slate with harled skew copes and ridge tiles. Due to the small scale of the building the whole roof is visible from ground level in views towards the building.

The proposed PV panels would be located on the upper part of the south elevation of the roof. They would cover the majority of the upper half of the roof slope.

Guidance produced by Historic Environment Scotland states that '*New roof fixtures…should be located where they will not detract from the appearance of the building. In general, where new fixtures are proposed to be located on a roof, they should be carefully sited to avoid being visible from ground level or breaking the profile of the roof or chimneys.'*
(Managing Change in the Historic Environment: Roofs Historic Scotland 2009 Page 7).

HES have also produced guidance on micro-renewables in the historic environment, this states that '*Where possible, installations on a building should avoid its main and visible elevations. For instance, it may be possible to place installations on secondary parts of the building, adjacent outbuildings or on the ground nearby.'*
(Managing Change in the Historic Environment: Micro-renewables Historic Environment Scotland 2016 Page 7).

The sleek modern appearance of the proposed PV panels would be out of keeping with the historic appearance of the listed building and its prominent setting within the historic landscape of Papa Stour. They would be an unsympathetic addition to the listed building and would have a significant adverse impact on its special architectural interest, character and appearance.

It is accepted that due to the scale of the building and the design of the roof there would be no alternative location for panels on the roof. Alternatives such as ground mounted panels were suggested to the agent however the applicant does not consider this a viable option as their ownership is limited to the building itself. However it has not been demonstrated that alternative renewable energy sources such as an air source heat pump would not be viable.

It is also proposed to reharl the exterior of the building with a white finish. It is noted that in consideration of similar proposals elsewhere in Shetland the preferred approach has been to replicate the more subtle brown/stone colour of historic render unless there is historic evidence to suggest earlier use of alternative colours. In the absence of such evidence it is therefore considered that the proposed white finish would not be in keeping with the historic appearance of the listed building.

The proposal is therefore considered to be contrary to NPF4 Policy 7 and SLDP Policies HE1 and HE2 as it would result in a significant adverse impact on the special architectural interest, character and appearance of the listed building.

The proposal is not considered to meet the requirements of the statutory test of s59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it does not have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Other policies

Policy GP1 of the Shetland Local Development Plan (2014) (SLDP) states that development will be planned to meet the economic and social needs of Shetland in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy the area's high quality environment. Tackling climate change and associated risks is a major consideration for all development proposals. Whilst the installation of PV panels would facilitate a change to renewable energy the adverse visual impact on the listed building and its setting would compromise the ability of future generations to enjoy the high quality environment of the area. On balance it is therefore considered that the harm to the historic environment would outweigh the benefits of the proposal and the development would be contrary to SLDP Policy GP1.

National Planning Framework 4 (NPF4) Policy 1 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The application addresses this through contributing to the circular economy by facilitating productive use of an existing building and adapting it to meet the changing and diverse needs of the user.

NPF4 Policy 2 states that a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. b) Development proposals will be sited and designed to adapt to current and future risks from climate change. c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported. As the proposed PV panels would support adaptation to renewable energy the proposal is considered to comply with the policy.

SLDP Policy GP2 requires that development should not adversely affect areas, buildings or structures of archaeological, architectural or historic interest. As set out above the development would result in an adverse impact on the listed building and its setting and would therefore be contrary to Policy GP2.

NPF4 Policy 3 requires development proposals to contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals for local development are required to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of

development. Due to the nature and scale of the proposed development there is no potential for biodiversity enhancement and on balance it is considered that it would not be proportionate to require biodiversity enhancement measures as part of the development. There would be no adverse impact on biodiversity arising from the proposed development and it is therefore considered to comply with Policy 3.

SLDP Policy NH4 states that NH4 Local Designations Development that affects a Local Nature Conservation Site or Local Landscape Area will only be permitted where:
• It will not adversely affect the integrity of the area or the qualities for which it has been identified; or
• Any such effects are clearly outweighed by social, environmental or economic benefits.

The application site is located within the Papa Stour and Sandness proposed Local Landscape Area (pLLA). In their consultation response the Natural Heritage Officer noted that given the scale and nature of the proposed development there would be no impact on any of the key characteristics of the pLLA and that the proposed development would therefore not have a significant impact on the pLLA. The landscape character area of this areas as "farmed and settled lowlands and coast". The proposed development would have no impact on the landscape character of the area. The proposed development is considered to comply with Policy NH4 in this regard.

NPF4 Policy 11 states that development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. However the policy also sets out a requirement for impacts on the historic environment to be addressed. SLDP Policy RE1 states that proposals for renewable energy developments will be supported where it can be demonstrated that there are no unacceptable impacts on people (benefits and disbenefits for communities and tourism and recreation interests) the natural and water environment, landscape, historic environment and the built environment and cultural heritage of Shetland. As set out above it is considered that the impacts on the historic environment, specifically the listed building and its setting, have not been satisfactorily addressed and the proposal would therefore be contrary to NPF4 Policy 11 and SLDP Policy RE1.

NPF4 Policy 25 states that development proposals linked to community ownership and management of land will be supported. As the listed building is in community ownership the proposal would comply with the policy.

<u>Conclusion</u>

The installation of a photovoltaic array for generating electricity is understandable with regards to reducing the running costs of the building, and this is generally supported by a number of policies within both NPF4 and the SLDP. However, their placement on the roof of a Category B listed building would introduce a prominent, incongruous,

contemporary feature that would adversely impact the special architectural and historic interest of the building. While there is general support for renewable technologies within heritage contexts, they should be carefully and discretely located so as not to compromise the special architectural interest of the building.

The proposed development is therefore considered to be contrary to national and local legislation, policy and guidance.

8. **Recommendation**

Refuse.

Reasons for Council's decision:

The layout, design and siting of the photovoltaic panels and introduction of a white finish to the external harling would result in an adverse impact on the special architectural interest, character and appearance of the Category B listed building and therefore, the proposal is contrary to Policy 7 of National Planning Framework 4 (NPF4) and Policies HE1 and HE2 of the Shetland Local Development Plan (2014).

The adverse visual impact on the listed building and its setting would compromise the ability of future generations to enjoy the high quality environment of the area. Although the PV panels would facilitate a change to renewable energy it is considered that the harm to the historic environment would outweigh the benefits of the proposal and as a result the development would be contrary to SLDP Policy GP1.

The development would result in an adverse impact on the listed building and its setting and would therefore be contrary to SLDP Policy GP2.

The adverse impact on the historic environment, specifically the listed building and its setting, has not been satisfactorily addressed. As a result the development would be contrary to NPF4 Policy 11 and SLDP Policy RE1.

9. **List of refused plans:**

- Supporting Statement Drawing No. 2022/276/PPF-01
  Stamped Received. 31.10.2022
- Location Plan Drawing No. 001
  Stamped Received. 09.11.2022
- Exterior Photos / Views Drawing No. 102
  Stamped Received. 31.10.2022

- Plan, Elevation and Section Detail Drawing No. 300 D
  Stamped Received. 09.11.2022
- Existing Layout Plan Drawing No. 100 C
  Stamped Received. 09.11.2022
- Proposed Plan & Elevations Drawing No. 500 B
  Stamped Received. 09.11.2022
- Proposed First Floor Plan Drawing No. 311 B
  Stamped Received. 09.11.2022
- Proposed Sections Drawing No. 400 B
  Stamped Received. 09.11.2022
- Data Sheet Drawing No. 2022/276/PPF-02
  Stamped Received. 09.11.2022
- Proposed Ground Floor Plan Drawing No. 310 B
  Stamped Received. 09.11.2022
- Proposed Roof Plan Drawing No. 700 B
  Stamped Received. 09.11.2022
- Proposed Site Plan Drawing No. SD100 A
  Stamped Received. 09.11.2022

11. **Further Notifications Required**
    None

12. **Background Information Considered**
    None

2022/276/PPF_Delegated_Refusal_Report_of_Handling.doc
Officer: Marianna Porter
Date:24.04.2023

Section 6. Decision Notice

SHETLAND ISLANDS COUNCIL

Town and Country Planning (Scotland) Acts

With reference to the application for **Planning Permission** (described below) under the above Acts, the Shetland Islands Council in exercise of these powers hereby **REFUSE Planning Permission** for the development in accordance with the particulars given in, and the plans accompanying the application as are identified subject to the reasons specified below.

Applicant Name and Address
Papa Stour History & Community Group
c/o Marantha
Gord
Cunningsburgh
Shetland
ZE2 9HG

Agent Name and Address
David Peoples
Milton Studio
Backdykes
Glamis
DD81RG

Reference Number: 2022/276/PPF
Proposed Installation of Photovoltaic (PV) Panels and reharl exterior: Church Of Scotland, Papa Stour, Shetland, ZE2 9PW

Details of Refused Plans and Drawings:

- Location Plan Drawing No. 001 Received.09.11.2022
- Existing Layout Plan Drawing No. 100 C Received.09.11.2022
- Exterior Photos / Views Drawing No. 102 Received.31.10.2022
- Supporting Statement Drwg No. 2022/276/PPF-01 Received.31.10.2022
- Data Sheet Drawing No. 2022/276/PPF-02 Received.09.11.2022
- Plan, Elevation and Section Detail Drawing No. 300 D Received 09.11.2022
- Proposed Ground Floor Plan Drawing No. 310 B Received.09.11.2022
- Proposed First Floor Plan Drawing No. 311 B Received.09.11.2022
- Proposed Sections Drawing No. 400 B Received.09.11.2022
- Proposed Plan & Elevations Drawing No. 500 B Received.09.11.2022
- Proposed Roof Plan Drawing No. 700 B Received.09.11.2022
- Proposed Site Plan Drawing No. SD100 A Received.09.11.2022

Reasons for Council's decision:

The layout, design and siting of the photovoltaic panels and introduction of a white finish to the external harling would result in an adverse impact on the special architectural interest, character and appearance of the Category B listed building and therefore, the proposal is contrary to Policy 7 of National Planning Framework 4 (NPF4) and Policies HE1 and HE2 of the Shetland Local Development Plan (2014).

The adverse visual impact on the listed building and its setting would compromise the ability of future generations to enjoy the high quality environment of the area. Although the PV panels would facilitate a change to renewable energy it is considered that the harm to the historic environment would outweigh the benefits of the proposal and as a result the development would be contrary to SLDP Policy GP1.

The development would result in an adverse impact on the listed building and its setting and would therefore be contrary to SLDP Policy GP2.

The adverse impact on the historic environment, specifically the listed building and its setting, has not been satisfactorily addressed. As a result the development would be contrary to NPF4 Policy 11 and SLDP Policy RE1.

19 May 2023

Executive Manager

IMPORTANT INFORMATION

If you are aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, you may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to: Shetland Islands Council, Planning, Development Services Department, 8 North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. The necessary form can be obtained upon request from the same address.

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable or reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Section 7. Notice of Review

Shetland Islands Council

8 North Ness Business Park Lerwick Shetland ZE1 0LZ Tel: 01595 744293 Email: planning.control@shetland.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100604995-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

T Application for planning permission (including changes of use and surface mineral working).

≤ Application for planning permission in principle.

≤ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

≤ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed Installation of Photovoltaic (PV) Panels to Papa Stour Kirk

Is this a temporary permission? * ≤ Yes T No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * ≤ Yes T No

Has the work already been started and/or completed? *

T No ≤ Yes – Started ≤ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ≤ Applicant T Agent

Agent Details

Please enter Agent details

Company/Organisation:	James F Stephen Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	Milton Studio
Last Name: *	Peoples	Building Number:	
Telephone Number: *	[redacted]	Address 1 (Street): *	Backdykes
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glamis
Fax Number:		Country: *	United Kingdom
		Postcode: *	DD81RG
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

≤ Individual T Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	c/o Marantha
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	Gord
Company/Organisation	Papa Stour History & Community	Address 2:	Cunningsburgh
Telephone Number: *		Town/City: *	Shetland
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	ZE2 9HG
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: Shetland Islands Council

Full postal address of the site (including postcode where available):

Address 1: CHURCH OF SCOTLAND

Address 2: PAPA STOUR

Address 3:

Address 4:

Address 5:

Town/City/Settlement: SHETLAND

Post Code: ZE2 9PW

Please identify/describe the location of the site or sites

Northing 1160048 Easting 417718

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * T Yes ≤ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

≤ Meeting ≤ Telephone T Letter ≤ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

That a planning application would require to be submitted with accompanying documents

Title: Miss Other title:

First Name: Marianna Last Name: Porter

Correspondence Reference Number: 2022/020/PREAPP Date (dd/mm/yyyy): 27/06/2022

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 92.80

Please state the measurement type used: ≤ Hectares (ha) T Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Papa Stour Kirk is currently regularly used as a Place of Worship

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * ≤ Yes T No

If Yes please descr be and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ≤ Yes T No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? * 0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ≤ Yes T No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * ≤ Yes T No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

≤ Yes

≤ No, using a private water supply

T No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ≤ Yes T No ≤ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ≤ Yes T No ≤ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ≤ Yes T No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * ≤ Yes T No

If Yes or No, please provide further details: * (Max 500 characters)

As the Applicant does not own any land attached to Papa Stour Kirk, all waste will be privately removed from the building by the Applicant for transporting to a licensed recycling/refuse facility in Lerwick, Mainland Shetland for recycling or disposal.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ≤ Yes T No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ≤ Yes T No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ≤ Yes T No ≤ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ≤ Yes T No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * T Yes ≤ No

Is any of the land part of an agricultural holding? * ≤ Yes T No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: David Peoples

On behalf of: Papa Stour History & Community Group

Date: 28/10/2022

T Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

≤ Yes ≤ No T Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

≤ Yes ≤ No T Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

≤ Yes ≤ No T Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

≤ Yes ≤ No T Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

≤ Yes ≤ No T Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

≤ Yes ≤ No T Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

T Site Layout Plan or Block plan.
T Elevations.
T Floor plans.
T Cross sections.
T Roof plan.
≤ Master Plan/Framework Plan.
≤ Landscape plan.
T Photographs and/or photomontages.
T Other.

If Other, please specify: * (Max 500 characters)

Property Condition Report

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	≤ Yes	T N/A
A Design Statement or Design and Access Statement. *	T Yes	≤ N/A
A Flood Risk Assessment. *	≤ Yes	T N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	≤ Yes	T N/A
Drainage/SUDS layout. *	≤ Yes	T N/A
A Transport Assessment or Travel Plan	≤ Yes	T N/A
Contaminated Land Assessment. *	≤ Yes	T N/A
Habitat Survey. *	≤ Yes	T N/A
A Processing Agreement. *	≤ Yes	T N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr David Peoples

Declaration Date: 28/10/2022

Payment Details

Online payment: 871759
Payment date: 31/10/2022 09:35:53

Created: 31/10/2022 09:35

BIDWELLS

PROPOSED INSTALLATION OF PHOTOVALTAIC (PV) PANELS AND REHARL EXTERIOR

NOTICE OF REVIEW APPEAL STATEMENT

Table of Contents

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Appendix 1 Beatrice Wishart MSP Letter of Support

Appendix 2 Community Council Letter of Support

Appendix 3 J. Murray & A. Fraser Letter of Support

Appendix 4 Conservation Architect Letter of Support

1.0 Introduction

1.1 This statement should be read in conjunction with the Notice of Review appeal submitted on behalf of the Papa Stour History & Community Group for the proposed installation of Photovoltaic (PV) Panels and reharl exterior at the Church of Scotland, Papa Stour, Shetland (2022/276/PPF) which was refused planning permission by Shetland Islands Council on the 19th of May 2023.

1.2 The planning application was refused on the basis that:

> *"The development would result in an adverse impact on the listed building and its setting."*

2.0 Background

2.1 The proposal involved the installation of PV panels and reharl exterior at the Church of Scotland, Papa Stour, Shetland.

2.2 The application, which was validated on the 9th of December 2022 was refused planning permission under delegated powers on Friday the 19th of May 2023.

2.3 The application received no public representations. The Natural Heritage Officer raised no concern regarding biodiversity or the Papa Stour and Sandness Local Landscape Area. Moreover, Historic Environment Scotland (HES) had no comment on the proposal; only recommending that the internal archaeology and conservation services be consulted on matters regarding the Listed Building. It is not believed that this internal consultation took place following this recommendation.

2.4 This Notice of Review has been supplemented by two letters of support, from Beatrice Wishart MSP (attached at Appendix 1), and the Sandness & Walls Community Council (attached at Appendix 2).

3.0 Grounds for Appeal

3.1 Following the refusal of this application, Bidwells have carried out a review of the reasons for refusal presented by Shetland Islands Council to appeal this decision.

Landscape and Visual Impact

3.2 Regarding the landscape and visual impact of the proposal: the letters of support submitted alongside this Notice of Review highlight that the elevation in which the panels would be sited, would not result in adverse impacts on the surrounding area:

> *"As far as the panels being detrimental to the visual aspect of the building is concerned, the south facing side of the roof can only really be seen from Sandness, the nearest point of which is Melby, and that is almost a mile and a half away across the sea."*

3.3 The building is approached from the north and therefore, the proposed panels would not be visible to visitors when approaching or entering the building.

3.4 The Report of Handling identifies that the site is located within the Papa Stour and Sandness proposed Local Landscape Area (pLLA) and raises that the proposal would not have any impact on the pLLA, which is corroborated by the Natural Heritage Officer.

3.5 The pLLA is in place to offer protection to selected areas from inappropriate development, and to ensure sympathetic siting and design of new development within the designated area. Therefore, if the proposed development would not have a significant impact on the pLLA, as stated in the Report of Handling, the proposal could not subsequently harm the historic environment as implied in the conclusion of the report because in doing so would have an adverse effect on the pLLA. Therefore, Shetland Island Council have demonstrated conflicting advice regarding this matter as it is not possible to have no impact on the pLLA whilst simultaneously harming the historic environment.

Historic Environment

3.6 Policy HE2 Listed Buildings of the 2014 Shetland Local Development Plan states that the layout, design, materials, scale, and siting of any development relating to a Listed Building should be appropriate to the character and appearance of the building and its setting; the proposed black frame and black finish of the panels ensures that the design and materials are sensitive to the setting. The dark roof colour of the Kirk would further obscure the panels from view. Moreover, the panels are proposed to be sited on the rear (south) elevation which, as stated in section 3.3 above, would be unseen on approach to the building.

3.7 The Historic Environment Scotland guidance Managing Change in the Historic Environment: Micro-renewables states that *"where possible, installations on a building should avoid its main and visible elevations."* Moreover, the Historic Environment Scotland guidance Managing Change in the Historic Environment: Roofs states that new roof fixtures should be located where they will not detract from the appearance of the building. The design choices of the proposal would ensure that their visual impact is significantly lesser than that of original PV panels, and their siting on the rear elevation would reduce their visibility. The proposal has been carefully and discreetly located and designed in order to respect the surrounding environment and is therefore in accordance with both of these guidance documents.

3.8 It is considered that the Report of Handling incorrectly advises that the harm to the historic environment would outweigh the benefits of the proposal. The Proposal meets the sustainability aims of the National Planning Framework which carries significant weight, and this application should have been determined with this in mind. Moreover, it has been indicated by those with local knowledge of the area, via the letters of support for the application, that the visual impact of the proposal would be minimal. The benefits of the community being able to continue to run the facility as a meeting place and visitor attraction by reducing overhead costs and increasing the longevity of the building outweigh the minimal visual impact of the proposal. The proposal would allow the continued use of the listed building, which aligns with the aims of NPF4 in regard to the historic environment.

3.9 As for the reharl exterior, it is proposed to sensitively replicate the former finish of the building as closely as possible in accordance with the best traditional conservation practices, therefore it is proposed to limewash the render, to reinstate the traditional appearance and promote the original the merits of the Listed Building as per Policy HE2 of the LDP. This element was not originally part of the proposal; however, it was recommended by Shetland Islands Council and therefore was included in the final proposal.

3.10 Correspondence received from Planning Officer Marianna Porter indicated that if the proposed finish of the building matched the existing, there would be no need for Listed Building Consent. Therefore, as the render is proposed to be reinstated as per its traditional appearance, it should

have no weight on this proposal. This correspondence has been attached in the Supporting Documents submitted with this statement.

3.11 By way of a precedent, the St Andrews Episcopal Church received planning permission for the installation of hot water solar thermal panels and photovoltaic panels (21/01662/ELEB), this church is a B Listed Building (LB40845) within the St Andrews Conservation Area. In the determination of this application, where the proposed panels were sited on the front elevation, it was deemed that the planning authority should support low-carbon sustainable development, and as it was not possible to position the panels on a more concealed elevation, nor was it suitable to propose alterative renewable energy methods the application was approved. The application at hand has many similarities to this above application, however the significance and grandeur of the Episcopal Church in St Andrews is much greater than that of the Papa Stour Kirk, therefore, if support can be found for one of these developments, it should be found for both in order to meet the aims of NPF4.

Sustainability

3.12 The National Planning Framework 4 (NPF4) focusses on addressing the global climate emergency, under both Policy 1 and 2. NPF4 Policy 1 states that when considering all development proposals, significant weight will be given to the global climate and nature crises; NPF4 Policy 2 states that development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported. Both policies therefore support this proposal.

3.13 The Regional Spatial Priorities set out in NPF4 for the islands states that Shetland will be at the forefront of Scotland's efforts to reach net zero emissions by 2045, as one of the most renewable energy rich localities in Europe. It is a priority in this area to support island communities becoming carbon neutral, which is the aim of this proposal.

3.14 The Report of Handling suggests that alternative renewable energy sources could have been considered on this site, suggesting ground mounted panels and air source heat pumps, however the visual impact and effects on the surrounding landscape of these suggested alternatives could be considered greater than the proposed. Moreover, the Community Group have ownership over the building and not the surrounding land, therefore, any of these proposed alternative energy sources would need to be developed on land under an alternative ownership; it is not the intention of the Community Group to develop on land outside of their ownership.

3.15 Therefore, there are no feasible alternative sources of renewable energy when considering the specifics of this site. The above HES guidance documents state that *"each site has to be assessed individually on its own merits."* Therefore, the measures taken to reduce the visual impact should be given considerable weight in the determination of this appeal.

3.16 The policy outcomes of NPF4 Policy 7 Historic Assets and Places aims to enhance the historic environment and support the transition to net zero. At present the site is not resilient to current or future impacts of climate change; this proposal would encourage the buildings future resilience and contribution to a net zero future; highlighting demonstrable evidence that this proposal would support the local community and its aims in accordance with Policy GP1 if the Shetland Local development Plan.

3.17 NPF4 Policy 29 Rural Development states that development proposals that contribute to the viability, and sustainability of local communities will be supported. This proposal would safeguard the long-term sustainability of the Kirk and ensure that it will remain financially viable and sustainable for future generations, a matter which is raised as being of optimum importance for

this site in both letters of support received from J. Murray and A. Fraser, attached at Appendix 3, and D. Peoples attached at Appendix 4.

3.18 NPF4 Policy 24 Community Wealth Building states that development proposals linked to community ownership and management of land will be supported; going further to state that development proposals which support community led proposals consistent with local priorities (of which sustainability and reaching net zero are one of) will be supported. Any perceived impacts on the local area, which have been proven to be minimal, are clearly outweighed by the community benefits associated with this proposal.

4.0 Conclusions

4.1 For the reasons set out in Section 3 above, it is considered that the proposed PV panels and reharl exterior would not only promote the longevity, sustainability, and viability of the Kirk in line with all relevant National Planning Framework 4 policies but would also work towards the net zero targets which are a principal consideration in all planning decisions based on the prevalence of these issues in NPF4.

4.2 The Report of Handling places significant weight on the policies of the Shetland Local Development Plan and appears to give lesser significance to the policies and aims of the National Planning Framework 4. Given that NPF4 is the latter document, it should take precedence in instances where there are incompatibilities in the policies across both documents.

4.3 The anticipated visual impact is considered to be far lesser than stated in the Report of Handling, which is corroborated by the letters of support submitted alongside this application, that highlight though local knowledge, that the overall impact of this proposal would be minimal; and indicate that the local benefits would outweigh any adverse impacts.

4.4 For the reasons set out in this Notice of Review statement, which, when read in conjunction with the letters of support for this application, it is considered that the proposal complies with the relevant policies across both the Shetland Local Development Plan, and the National Planning Framework 4.

APPENDIX 1
BEATRICE WISHART MSP LETTER OF SUPPORT

The Scottish Parliament
Pàrlamaid na h-Alba

Beatrice Wishart MSP
Member of the Scottish Parliament for Shetland

28 June 2023
Our ref: BW3804

To Whom It May Concern

Renovation of Papa Stour Kirk: Planning application

I understand that Papa Stour History and Community Group (PSHCG) submitted a planning application to site 12 solar panels high up on the south side of the roof of the Kirk. This is the seaward side, which I understand would not be visible on approach to the Kirk, as visitors will go directly into the Kirk through the door in the east gable.

I understand that the reason behind the plan to have solar panels installed on the Kirk is that the only available energy source for the Kirk is electricity. The PSHCG consider that solar panels would provide clean, renewable energy for the Kirk and enable the group to be financially viable, as the cost of electricity is high. It appears that solar panels are in keeping with both environmental aims and the ability of the charity to realise their vision for the Kirk as a visitor centre and meeting place by reducing overhead costs.

PSHCG highlighted to me the case of Saint Andrew Episcopal Church, which is a listed building in a conservation area in the town of St Andrews. The Church recently was granted permission to install solar panels. It appears that a pragmatic balance between the need for conservation with the desire to cut carbon emissions is possible.

I understand that PSHCG's application for solar panels has been refused on the grounds of 'visibility'.

My understanding is that on Papa Stour, an island of fewer than 10 residents, solar panels appear an elegant solution to environmental and cost concerns for a project seeking to create a community space on one of Shetland's smallest inhabited islands.

I am a little surprised at the decision although I appreciate that I do not have all the relevant information. I also understand that PSHCG have appealed the decision to refuse

permission for the solar panels. I would be grateful for reassurance that the appeal will be given full consideration and, in the interests of transparency, confirm that I lend my support to PSHCG for the appeal.

[redacted]

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Shetland Parliamentary Office, 171 Commercial Street, Lerwick, Shetland, ZE1 0HX Tel: [redacted]
Email: [redacted]
Website: beatricewishart.org.uk Facebook: www.facebook.com/BeatriceWishartMSP
Privacy notice: beatricewishart.org.uk/privacy

APPENDIX 2
COMMUNITY COUNCIL LETTER OF SUPPORT

Sandness & Walls Community Council

Chairman

Mr I F Walterson

Modesty

West Burrafirth

Bridge of Walls

Shetland

Tel: Walls [redacted]

E-mail: [redacted].

Clerk

Mr D A Forrest

1 Kirkidale

Walls

Shetland

Tel: Walls [redacted]

E-mail: [redacted]

20th June 2023

Papa Stour History and Community Group

c/o Mr P Bardell,

Treasurer

Maranatha

Gord

Cunningsburgh

Shetland

ZE2 9HG

Dear Peter,

Appeal in Support of Solar Panels on South Facing Roof of Papa Stour Church

At the June 2023 Meeting of the Sandness and Walls Community Council the Members discussed and agreed to support the Papa Stour History and Community Group's appeal against the Planning Department's decision to deny the installation of solar panels on the south facing roof of the Papa Stour Church.

The Community Council Members feel that, at this time, every measure possible should be taken to encourage sustainable green energy initiatives. To continue using electricity could bring into question the viability of the whole project given that it is not possible to access grants for running costs such as electricity. To deny the installation of solar panels appears to fly in the face of this Council's objective of carbon emission reduction.

As far as the panels being detrimental to the visual aspect of the building is concerned, the south facing side of the roof can only really be seen from Sandness, the nearest point of which is Melby, and that is almost a mile and a half away across the sea. In all likelihood, anyone visiting the south side of the church will be attempting to trace ancestry and be more concerned with the gravestones than the church roof.

Whilst the church building on Papa Stour will occasionally serve as a place of worship, its main function will be as a visitor centre, a meeting place and a venue for functions and courses. It must be remembered that Papa Stour is one of the few communities in Shetland that does not have a community centre and the revamped church will, at times, serve as one.

As far as the outside colour of the building is concerned, it will not be long, given Shetland's weather patterns, before light coloured harling darkens.

For the above reasons, the Members of the Sandness and Walls Community Council wish to express their support for this appeal and ask that the Planning Department reconsider this application.

Yours sincerely,

D.A. Forrest

Doug Forrest (Clerk to the Sandness and Walls Community Council)

APPENDIX 3
J. MURRAY & A. FRASER LETTER OF SUPPORT

Øvredal

Busta

Brae

Shetland Isles
ZE2 9QN

23rd July 2023

To whom it may concern,

Re. Papa Stour Kirk solar panel planning appeal

I have recently been working with my geologist colleague Allen Fraser on a project researching the importance of medieval church sites in Shetland, especially pertaining to the 12th century cult of St Magnus, documenting how he was venerated in the Northern Isles.

We recently recorded historically important stonework in the Papa Stour Kirk, notably imported red sandstone blocks within its fabric, imported from Orkney, most likely during the 12th century to further the cult of St Magnus in the Shetland Isles. This red stone appears to be very significant to the veneration of this island martyr saint. The stone we noted in Papa Stour indicates that there was an important earlier church on this site. The placing of an early Christian altar post in the south-east gable also adds an important dimension to the history of the Papa Kirk.

With these significant features in mind, it is even more imperative that the church be preserved for future generations to appreciate given its historical and archaeological importance.

The Papa Stour History and Community Group have achieved much in their endeavour to preserve the Kirk. Securing and saving finances is vital for its future and both Allen and I feel that the installation of environmentally friendly solar panels to the roof would be vital in both the sustainability and upkeep of the Kirk into the future. The panels would be fitted to the seaward side of the Kirk which does not damage the aesthetics of the building. We feel their installation will not detract from its historical appearance and will be an asset to the survival and sustainability of the

Kirk. The refurbishment, complete with solar panels, will be a worthy endorsement to future historic renovations, highlighting a forward-thinking project which helps towards the saving of energy, reducing the buildings carbon footprint which can only benefit us all.

Allen and I would therefore recommend strongly that the decision to refuse planning permission be reconsidered, allowing the solar panels to be installed in this very important building project, helping to secure it for future generations to appreciate.

Yours sincerely, [redacted]

Jenny Murray, Museum Curator/Archaeologist

Allen Fraser, Geologist

APPENDIX 4
CONSERVATION ARCHITECT LETTER OF SUPPORT

James F Stephen Architects

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Milton Studio

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Papa Stour History and Community Group
c/o Peter Bardell

LTR/4192/5/DP

Treasurer
Marantha
Gord
Cunningsburgh
Shetland

ZE2 9HG

25 July 2023

To whom it may concern,
RE: APPEAL AGAINST REFUSAL OF PLANNING PERMISSION FOR PROPOSED INSTALLATION OF PHOTOVOLTAIC (PV) PANELS AT PAPA STOUR KIRK REF NO: 2022/276/PPF

We have worked closely with our Client, the Papa Stour History and Community Group, following our appointment in 20 1 8, in order to return the Category B Listed Papa Stour Kirk to a structurally sound, wind and watertight condition to protect and sensitively adapt this important heritage asset for future generations to learn and benefit from.

It has taken several years to secure funding to realise a comprehensive essential repair project currently being completed by specialist traditional contractors at the Kirk, as the first phase of the works to the Kirk on the island of Papa Stour.

The second phase involves necessary adaptation works to the interior spaces to ensure its continuing use as a place of worship with enhanced access for people with impaired mobility, including a fully accessible WC (the only one on the island) and a variety of secular uses. These will include a flexible and enhanced use space for community activities, a Heritage Interpretation & Genealogy Facility for visitors to the Kirk with a quiet workspace benefiting from secure internet provision.

Along with the essential traditional repairs already carried out to the roof, windows, doors and solid masonry walls it is also intended to install natural breathable insulation measures to the walls, floors and ceilings to improve the thermal efficiency of the Kirk.

New energy efficient electrical radiators are also to be installed to provide a low and constant background heating along with humidistat controlled discreet mechanical extract fans, to be located in the ceiling and ducted to traditional lead vents now installed in the repaired roof. These radiators and fans are required to address the high humidity levels experienced in the Kirl<. The regular air changes will mitigate the potential for dampness to develop, being both detrimental to the historic building fabric and air quality.

Papa Stour History and Community Group own only the building itself and no other land in the proximity of Papa Stour Kirk, with the surrounding kirkyard and croft land being under the ownership of Shetland Island Council. As a result, there is no practical option for any form of heating at the Kirk other than electric. Currently there is a single-phase electric cable connected to the mains supply providing the energy requirements for the Kirk.

Unfortunately, rising energy costs are now a real and significant risk to the successful functioning of the Kirk. The installation of Photovoltaic (PV) panels has been proposed to address this threat by allowing the Kirk to generate its own energy supply and therefore protect its historic internal finishes.

The discreet all-black PV panels are proposed to be centrally located on the south pitch of the recently repaired Kirk roof and will not break the ridge line. This side of the building is hidden from view from the only access road to the Kirl<, the north approach. The view from the southwest approach to the Kirk from the same access road is minimal, due to the orientation of the building to the road and the sloping topography of the site. There are no properties or historical sites in the vicinity to the south of the Kirl< that would be visually impacted by the installation of the PV panels.

Therefore, the visual impact of the PV panels from the approaches to the building will be minimal and with the benefits to the use and protection of the Kirk being considerable. The installation of the PV panels is also a 'fully reversible intervention',

meaning that they could be removed at later date, if required, with no loss to historic building fabric.

Furthermore, the installation of the PV panels would also provide the Kirk with a sustainable, renewable form of clean energy and help reduce the carbon footprint of the Kirk. They would also in effect be beneficial to the local community and tourist visitors, as they would be an integral part of the conserved and adapted Kirk, thus promoting the Kirk and the Island of Papa Stour.

We would therefore strongly recommend that the decision to refuse the application for Planning Permission for the installation of Photovoltaic (PV) Panels to Papa Stour Kirk be re-evaluated, as their inclusion has been considered as part of a 'whole building approach' to improve the energy efficiency, reduce carbon emissions, maintain a healthy building internal environment of the Kirk, thereby protecting and sustaining a significant heritage asset for the Island of Papa Stour.

Yours sincerely,

[redacted]

David Peoples RIAS RIBA

CHARTERED ARCHITECT
ACCREDITED IN CONSERVATION ARCHITECTURE

FOR IFS ARCHITECTS LLP

BIDWELLS

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Sandness & Walls Community Council

Chairman
Mr I F Walterson
Modesty
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Bridge of Walls
Shetland
Tel: Walls [redacted]
E-mail: [redacted]

Clerk
Mr D A Forrest
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Walls
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20th June 2023

Papa Stour History and Community Group
c/o Mr P Bardell,
Treasurer
Maranatha
Gord
Cunningsburgh
Shetland
ZE2 9HG

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For the above reasons, the Members of the Sandness and Walls Community Council wish to express their support for this appeal and ask that the Planning Department reconsider this application.

Yours sincerely,

D.A. Forrest

Doug Forrest (Clerk to the Sandness and Walls Community Council)

James F Stephen Architects

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Papa Stour History and Community Group
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LTR/4192/5/DP

25 July 2023

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James F Stephen Architects is a trading name of JFS Architects LLP, a Limited Liability Partnership, registered in Scotland No SO300956 whose registered office is at Milton Studio, Glamis, Angus DD8 1RG A list of LLP Members is available for inspection at our registered office.

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LTR/4192/5/DP

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[redacted]

David Peoples RIAS RIBA

CHARTERED ARCHITECT
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FOR JFS ARCHITECTS LLP

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23rd July 2023

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Yours sincerely,

[redacted]

Jenny Murray, Museum Curator/Archaeologist

Allen Fraser, Geologist

The Scottish Parliament
Pàrlamaid na h-Alba

Beatrice Wishart MSP
Member of the Scottish Parliament for Shetland

28 June 2023
Our ref: BW3804

To Whom It May Concern

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Website: beatricewishart.org.uk Facebook: www.facebook.com/BeatriceWishartMSP
Privacy notice: beatricewishart.org.uk/privacy

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Yours sincerely

[redacted]

Beatrice Wishart MSP

Section 8. Representations/Hearing Statements

This section is intentionally empty as no representations were received during the handling of the appeal.