

13/13/0004/LB

MR WARMINGTON

**INSTALLATION OF AN 18 TUBE SOLAR THERMAL HOT WATER SYSTEM ON SOUTH FACING LEFT HAND SIDE ROOF OF THE LODGE, COTHELSTONE (AS AMENDED BY AGENT'S E-MAIL DATED 24 MARCH 2014).**

Location: THE LODGE, COTHELSTONE ROAD, BISHOPS LYDEARD,  
TAUNTON, TA4 3DS

Grid Reference: 317821.131416

Listed Building Consent: Works

---

**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**RECOMMENDED CONDITION(S) (if applicable)**

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Site Plan

(A4) Location Plan

(A3) Dr No A149/7474/1 South Elevation and Basic Roof Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Only those materials specified in the application shall be used in carrying out the works hereby approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP8 of the Taunton Deane Strategy and Sections 10 and 12 of the National Planning Policy Framework.

Notes to Applicant

## **PROPOSAL**

The application is for the installation of a 18 tube solar thermal hot water system on the south facing roof.

This application is before Committee, as the applicant is related to a member of the Council.

## **SITE DESCRIPTION AND HISTORY**

The Lodge is a grade 2 listed detached former lodge to Cothelstone House (the latter demolished mid C20). The building is single storey with a slate roof and rendered elevations. The roof is hidden from view by parapets.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*BISHOP LYDEARD & COTHELSTONE PARISH COUNCIL* - supports (no reasons given)

*THE QUANTOCK HILLS AONB SERVICE* - no comments received.

### **Representations**

none received

## **PLANNING POLICIES**

Sections 10 (Meeting the Challenge of Climate Change) and 12 (Environment) of the National Planning Policy Framework.  
CP8 - CP 8 ENVIRONMENT,

## **DETERMINING ISSUES AND CONSIDERATIONS**

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that, when determining listed building applications, special regard shall be paid to the desirability of preserving the building, its setting and any features of architectural or historic interest it possesses.

The application proposal is for the installation of a 18 tube solar thermal hot water system. These and solar panels, are very often hard to accommodate on listed buildings, as they clearly are best sighted on southern roof slopes, which are usually the principal elevation. In this case the principal elevation is west, facing the former drive to Cothelstone House (demolished mid C20). In addition, as the lodge was designed with parapets, the system will not be visible other than from the air,

involves minimal fixings and is reversible without loss of historic fabric. As such the proposal is deemed to accord with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP8 of the Taunton Deane Strategy and Sections 10 and 12 of the National Planning Policy Framework.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: Ms D Hartnell Tel: 01823 356492**