

23/2005/018LB

MR D M ADAM

INSTALLATION OF SOLAR PANELS AT FORT GATE, ST MICHAELS HILL, MILVERTON.

12072/25832

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The application comprises the installation of 2 No. solar panels on the slate roof of the rear of Fort Gate, a Grade II listed building. The panels measure 1.7 m x 1.25 m and will protrude 97 mm from the roof slope.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no justification in terms of impact on character of Listed Building. Whilst on the rear, units very large and will clearly have a detrimental impact on the character of the roof. Objection raised.

PARISH COUNCIL the Councillors supported the application.

POLICY CONTEXT

Policies EN16 and EN17 of the Taunton Deane Local Plan seek to safeguard the character, appearance and setting of listed buildings.

ASSESSMENT

This Grade II Listed Building is of considerable architectural merit and consequently any alternations which are out of character or which would detract from their architectural merit, should be resisted. Regardless of their location on a rear roof slope, the solar panels are obtrusive, modern and totally alien to the character and appearance of the building. The panels would therefore clearly have a detrimental impact on the character of the roof resulting in a detrimental impact to this Grade II Listed Building. It is recommended that listed building consent be refused.

RECOMMENDATION

Listed building consent be REFUSED for the reasons of (1) the proposed development would be out of keeping with the character and appearance of this Grade II listed building. Accordingly, the proposal is contrary to Policies EN16 and EN17 of the Taunton Deane Local Plan.

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

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NOTES: