

MR GWILYM WREN

INSTALLATION OF 12 SOLAR PV PANELS ON SOUTH FACING ROOF AT HAVEN HOUSE, FORE STREET, MILVERTON

Grid Reference: 312188.125758

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

The panels, by reason of their location, expanse of coverage and prominence, would have a detrimental impact on the character of the building. Therefore, the building would not be preserved, contrary to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Statement 5 and Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review.

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

PROPOSAL

Installation of 12 solar PV panels on the south facing roof.

SITE DESCRIPTION AND HISTORY

The site comprises a single dwelling, which is a Grade 2 Listed Building, one of many in Fore Street. Due to the fall in ground levels, the building has 2 storeys to Fore Street, with 3 storeys to the rear. The dwelling has slate roofs over sandstone walls to front and render to rear. There is no recent planning history.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

MILVERTON PARISH COUNCIL - would prefer to see the panels sited symmetrically but supports the application in principle.

Representations

5 letters of SUPPORT from local residents raising the following issues:

- location at the rear, will not detract from the visual importance of the Conservation status in the village;
- supported provided centrally located;
- does not detract from the street view of people passing through the village;
- proposal will not be overly visually intrusive especially because the panels would not be visible from most of the conservation area;
- not visible from Fore Street;
- supportive of alternative, sustainable energy sources;
- whilst visible from the rear, will not have any significant negative impact on the surroundings or the conservation area.

PLANNING POLICIES

S&ENPP9 - S&ENP - The Built Historic Environment,
PPS 5 - PPS5 Planning for the Historic Environment,

DETERMINING ISSUES AND CONSIDERATIONS

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

The applicant has submitted the following justification: the house was not listed on the basis of the rear elevation but on its frontage which will not be affected by panels on the rear; the "wider setting" from the rear is not that special as includes Creedwell car park which is bounded by single storey garages and outhouses. Indeed the Conservation Area barely spreads beyond the rear curtilage of the house; this proposal is a temporary structure and as such will not affect the preservation, the setting or features of Haven House; this application represents a sustainable development which will contribute to Government targets and as such is in line with the proposed National Planning Policy Framework.

The purpose of a list description, is primarily to identify the building on the ground, it does not purport to be exhaustive or to include all the features which make a building worthy of listing.

Due to the significant changes in level, between Fore Street and Jubilee Gardens/ Creedwell car park, the principal roofs of a number of properties on Fore Street (mostly listed buildings) are highly visible. Whilst it is agreed that the panels will not necessarily physically affect the building, their presence over most of the roof will be very different to the existing slate and will therefore affect the existing building's character.

Wherever possible, alternative, sustainable energy sources, are encouraged. There will inevitably be some instances (as here) where the impact of such needs to be assessed against other matters. In terms of applications for listed building consent, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is clear:

"In considering whether to grant listed building consent for any works the Local 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.”

Thus, in determining a listed building consent application, the Local Planning Authority must focus on this single issue, unlike a planning application where a whole raft of material considerations must be balanced in reaching a conclusion. Therefore, very little, if any, weight can be given to the wider benefits of providing renewable energy.

Given the above, the proposal is deemed to not preserve the character of the building and as such is contrary to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Statement 5 and Policy 9 of the Somerset and Exmoor national park Joint Structure Plan Review.

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