

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/03/2015	Item No: 5.5
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2014/0845
Wards Affected	Welland	
Location	24 Rushton Road, Wilbarston	
Proposal	Application for Listed Building Consent: Installation of solar panels to southern roof of outbuildings	
Applicant	Mr & Mrs J Lovell	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details referenced as follows: KET/2014/0844/2; KET/2014/0844/4; KET/2014/0844/5; KET/2014/0844/6; KET/2014/0844/8; KET/2014/0844/10; KET/2014/0844/11.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. The approved works shall be implemented in full compliance with the contents of the approved 'Stealth Energy Tile System Installation Manual ' (KET/2014/0844/6).

REASON: In the interests of conserving a designated built asset and its setting in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0845

This application is reported for Committee decision because a ward member has asked for it to be considered.

3.0 Information

Relevant Planning History

KET/2014/0844 Full application: Solar tiles on the south-facing roof slopes of outbuildings (Pending)

KET/2012/0415 Removal of modern ceramic tiles and alteration to fireplace (Listed Building Consent Approved subject to conditions)

KET/2011/0783 Single storey extension with glazed link to existing dwelling. Removal of wall to sitting room. New stud wall to form cloak room (Listed Building Consent Approved subject to conditions)

KET/2011/0782 Single storey rear extension with glazed link to existing dwelling (Approved subject to conditions)

KET/1996/0058 Alterations and change of use of outbuildings to residential use and detached garage (Listed Building Consent Approved subject to conditions)

KET/1996/0057 Change of use of outbuildings & detached garage for domestic use (Approved subject to conditions)

Site Description

Officer's site inspection was carried out on 26/01/2015.

The application site constitutes a Grade II Listed, two-storey dwelling located to the western side of Rushton Road. It is constructed of iron stone with a black slate roof. The outbuildings, which are the subject of this particular application, are located to the rear of the site and are accessed via a gravelled driveway running the northern side of the main house. They consist of a former barn constructed in ironstone with a black slate roof and an attached single-storey red-brick building with red concrete tiles. These are situated to the northern boundary of the site and face southwards. The spacious grounds of the property are surrounded by other residential properties and are located within the Wilbarston Conservation Area.

Proposed Development

It is proposed that an array of solar tiles be installed to the south-facing roof slopes of both outbuildings that are located to the northern edge of the site. A total of 76no. frameless photovoltaic tiles are proposed as part of a roof-integrated system designed to replace a section of the existing roof covering. They would cover an area of approximately 28 sq. m. A separate planning application for the scheme (KET/2014/0844) has been submitted and is being considered in tandem with this application.

Any Constraints Affecting the Site

Within Wilbaston Conservation Area
Curtilage of Grade II Listed Building

4.0 Consultation and Customer Impact

Wilbarston Parish Council: No comments received (support received in respect to associated planning application KET/2014/0844).

Neighbours: Notification letters were sent out to close proximity occupiers, no responses were received.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 7. Requiring good design

Paragraph 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13. General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Design & Conservation Area
2. Impact upon Listed Building

1. Design & Conservation Area

The proposed panels would be discreetly located to the roof slopes of rear outbuildings. Views of the panels would not therefore be readily available from public areas, i.e. Rushton Road. It is felt that the character and appearance of the Wilbarston Conservation Area would be safeguarded in this context.

Furthermore, each panel would be modestly sized (1m in length by 0.4m in width) and be fitted so as to be integral to the roof (rather than being fitted to and extending forward from the external plane of the roof). They would be fitted to existing roof timbers by a system of wood battens and screws and be kept water tight by lead flashing around the solar tiles. The maximum that any panel would elevate above the slates on the barn would be just 20mm therefore (and not at all above the concrete tiles) and no panel would be

located any closer than 0.5m to the edge of the roof. The panels would respect the character of their surroundings in compliance with Policy 13 of the Core Spatial Strategy.

2. Impact upon Listed Building

The List Entry for the property references features that relate to the main dwelling such as ironstone / limestone coursing, stone mullion windows and gable parapets. The (now converted) outbuildings are not referenced in the List Entry. Furthermore, it is stated within the submitted Design & Access Statement that new roof timbers and roof coverings were installed to the outbuildings as part of their conversion to residential use in the late 1990s. The particular significance of any heritage asset is to be identified and assessed. In this case the outbuildings retain a built form and are the context for the principal buildings, but have previously been altered. The installations would not therefore impact upon the heritage of the fabric of the outbuildings.

It is felt that the proposals would appropriately respect the setting of the Grade II Listed Building in light of their discreet, low-level location and design. A detailed Installation Manual has been submitted in support of the application and this explains the precise installation procedure, including the exact position of proposed timber battening, base rails and surrounding flashings (behind the slates and tiling that would be removed). Adequate assurances have been provided to demonstrate that the scheme would not result in substantial harm to the significance of a designated heritage asset in compliance with the guidance contained within Paragraph 12 of the National Planning Policy Framework. Any harm would be less than substantial and has been considered in accordance with paragraph 12 of the National Planning Policy Framework. The special historic and architectural interest of a Grade II Listed Building would be protected.

Conclusion

The proposed works are considered acceptable to the Grade II Listed Building in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy and the policy contained within the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: