

Planning Committee: 24 July 2012

Item Number: 17

Application No: W 12 / 0694 LB

Town/Parish Council: Kenilworth
Case Officer: Erica Buchanan
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Registration Date: 13/06/12
Expiry Date: 08/08/12

Sion House, 9 High Street, Kenilworth, CV8 1LY

Installation of 14 black solar panels to rear roof of property with SMA (sunnybey type) inverter mounted in cellar. FOR Mr R Blacklock

The application is being presented to Committee due to the applicant being the spouse of a member of the District Council.

RECOMMENDATION

Planning Committee are recommended to grant listed building consent subject to the conditions listed below.

DETAILS OF THE DEVELOPMENT

The proposal is for Listed Building Consent for the installation of 14no. 235 watt LOK solar panel array on the rear roof slope of the property. The panels would be black and laid out in a symmetric display.

THE SITE AND ITS LOCATION

The application property is a two storey mid terraced Grade II Listed Building that lies within the Conservation Area. The application property has a rear walled garden that backs on to Abbey Fields car park. There are substantial trees and vegetation which restricts the views of the rear of the property and specifically the roof slope.

PLANNING HISTORY

There are no relevant applications relating to the site.

RELEVANT POLICIES

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No objections advice is sought that the black solar panels would mellow with age to minimise their conspicuousness when viewed from Abbey Fields. All members of committee declared an interest.

ASSESSMENT

The main issues relevant to the consideration of this application are:

- Impact on the Listed Building
- Impact on the Conservation Area
- Renewable Energy

Impact on the Listed Building

The main consideration in terms of impact on the Listed Building is whether the panels would affect the special architectural or historic interest or integrity of the Listed Building. It is proposed to use black PV panels so as to reduce the visual impact on the roof slope and it is considered to be acceptable as it would result in minimal harm and impact to the integrity of the Listed Building. The proposed solar panels on the rear elevation are considered to cause minimal impact to the historic character of the Listed Building as there would be limited views of these panels.

It is therefore considered that due to the design, location and restricted views the proposed solar panels would not have a detrimental impact on the special architectural and historic interest of this Listed Building or its setting and is in accordance with Policy DAP4 of the District Wide Local Plan 1996-2011

Impact on the Conservation Area

In terms of impact on the Conservation Area, the proposed solar panels are located to the rear of the property and there are restricted views from Abbey Fields car Park as a result of the existing mature trees and vegetation. The limited view is through the rear gate and it is considered that the proposal would not harm the Conservation Area and it is considered that the proposal meets the requirements of Policy DAP8 of the Warwick District Local Plan 1996-2011.

Renewable Energy

The renewable energy provision of the solar panels is considered to meet the requirements of Policy DP13 of the Warwick District Local Plan 1996-2011.

CONCLUSION/SUMMARY OF DECISION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

The proposed solar panels will generate energy from renewable resources and are located in a position that would result in minimal harm to the Listed Building and Conservation Area. The proposed development is therefore considered to be in accordance with the policies listed.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON :**

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing TP/100 and TP/103, and specification contained therein, submitted on 13/06/12. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DAP8 and DAP4 of the Warwick District Local Plan 1996-2011.

- 3 Once any of the apparatus or structure retained in accordance with this permission is no longer required for decentralised energy production purposes, a scheme shall be submitted to the District Planning Authority and approved in writing, for the removal of that apparatus or structure and reinstatement of the Listed Building, the removal and reinstatement shall not be carried out otherwise than in full accordance with such approved details. **REASON**: To ensure a high standard of design and appearance for this Listed Building within the Conservation Area, to facilitate the removal of apparatus and reinstatement of the site, and to satisfy the requirements of Policy DP13, DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.
