

**Planning Committee:** 10 April 2012

**Item Number: 6**

**Application No:** W 11 / 1455 LB

**Town/Parish Council:** Warwick  
**Case Officer:** Liz Galloway

**Registration Date:** 05/01/12  
**Expiry Date:** 01/03/12

01926 456528 [planning\\_west@warwickdc.gov.uk](mailto:planning_west@warwickdc.gov.uk)

**49 West Street, Warwick, CV34 6AB**

Retention of 10 solar panels on the rear roof slope on main house FOR Mr  
Butcher

-----

This application is being presented to Committee in order to request that enforcement action be taken.

**SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** no objection

**C.A.A.F:** - It was suggested that, if solar installations are to be used on listed buildings, then this should be in the form of appropriate slate or tile to match the existing roof covering or in very discrete locations. It was felt that this installation was a good example of how, if permitted, the degradation of the rear of listed buildings which are clearly visible from other properties and locations would follow. It was therefore felt that these panels are not appropriate on this particular listed building in this location and did not enhance the conservation area in any way

**Policy, Projects and Conservation:-** Objects - To cover the whole main roof slope on a Listed Building is not considered appropriate; even if it is the rear.

**Public response (no address):-** Object on grounds of the attractive and historic roofline being ruined by the introduction of the solar panels

**Public responses (51 West Street):-** Object - If the house in question was a modern property on an estate of similar modern properties and outside of a conservation area then this would I am sure be of little concern. However, the property in question is a Grade II listed cottage in a row of similarly aged Grade II listed cottages all with interesting roof lines and unique architectural features both front and rear. All these properties date from the 1600's and these screamingly modern panels look totally out of place covering as they do most of the roof. The owners are reasonably confident of getting permission because the solar panels overlook neighbouring gardens and the windows of properties on Castle Close, they do not overlook West Street (there is of course no sun on the roof on West Street). If permission is granted it opens the floodgates for any Grade II listed property in the town with a roofline not overlooking the street to do the same.

## **RELEVANT POLICIES**

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

## **PLANNING HISTORY**

W76/1054 - Granted for the erection of a single storey utility room and construction of a rear dormer and roof light.

W97/1116/1117LB - Granted for demolition of garden walls and erection of a shed/workshop.

W07/0938/0978LB - Granted for erection of a single storey rear extension.

W10/0177/LB - Granted for construction of a open porch to cover rear doors; replace existing white plastic rear door and side window with wooden glazed door and windows with wooden french doors and fixed side windows.

## **KEY ISSUES**

### **The Site and its Location**

The application property is a timber framed Grade II Listed Building and is occupied as a residential dwelling. The dwelling forms the middle property in a terraced row of three and lies to the East of West Street.

### **Details of the Development**

The applicant seeks to retain 10 solar panels which are situated on the rear roof slope of the main dwelling house. Seven of the solar panels have been installed just below the main ridge height with three further panels having been installed below just above the eaves level either side of an existing roof light and to the left of an existing dormer window.

### **Assessment**

The main issue relevant to the consideration of this application is the impact on the Listed Building which lies within a Conservation Area.

The development relates to 10 solar panels which have been installed on the rear roof slope belonging to the main dwelling house. This rear roof slope, which originally would have been uninterrupted and would have been covered in simple pan tiles, now contains a dormer window and roof light which were constructed in 1976.

Policy DAP4 seeks to protect the special architectural, historic interest, integrity and setting of a Listed Building and will not permit any development which will adversely affect the historic character or importance of a Listed Building, therefore, it is considered that the retention of 10 solar panels on this Grade II Listed Building would have a significant impact on the visual character and integrity of this dwelling by reason of the amount of solar panels and their visual dominance.

The Conservation Architect has raised objections and although the solar panels are on the rear of the dwelling, he does not consider that covering the whole of the main roof slope is acceptable. Furthermore, the Conservation Area Advisory Forum has suggested that the type of renewable energy to be used should be in the form of an appropriate slate or tile to match the existing roof covering or in a very discrete location.

It is considered that the panels are in a position very visible within the setting of this, and other Listed Buildings which lie within very close proximity, and are felt to be inappropriate and do not respect the character or the integrity of this Listed Building or its Setting. The solar panels, including the dormer window and roof light, create a cluttered appearance on the rear roof which is considered to be disproportionate and ill-suited on this Grade II Listed Building.

Whilst the benefits of generating renewable energy are acknowledged as a significant material consideration, in terms of Policy DP13, they are not considered to outweigh the harm caused to the historic environment.

### **RECOMMENDATION**

REFUSE, subject to the reasons listed below and authorise appropriate enforcement action to remove the solar panels within a period of 2 months.

### **REFUSAL REASONS**

- 1 Policy DAP4 of the Warwick District Local Plan 1996-2011 states that development which adversely affects the special architectural or historic interest of listed buildings will not be permitted. Furthermore, policy DAP 8 of the Warwick District Local Plan 1996-2011 requires that development preserves or enhances the special architectural and historic interest and appearance of the District's Conservation Areas.

The proposal relates to a Grade II Listed Building within a Conservation Area and it is considered that the addition of 10 solar panels would be seriously detrimental to the character and appearance of both the building itself and the Conservation Area as a whole. It is considered that the 10 solar panels results in a harmful impact to the rear of this important, Listed Building and it is therefore considered uncharacteristic and historically inappropriate. Furthermore, it is considered that the proposal would be seriously injurious to both the appearance of the building and the visual amenities of the area by reason of its size, position, and the use of non traditional materials.

-----