

Application No: W 12 / 0066 LB

Town/Parish Council: Warwick
Case Officer: Erica Buchanan
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Registration Date: 07/03/12
Expiry Date: 02/05/12

Tink a Tank House, 21 Jury Street, Warwick, CV34 4EH

Installation of 4kw solar pv panels to the south elevation of the main building
Installation of solar thermal panels to the east and west elevation of the
outrigger FOR Apteco Limited

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Warwick Town Council : Objection. Concern about the visual impact of the solar panels and whether it would be in accordance with the policies in the Conservation Area.

CAAF: Possible Concerns about the views from Warwick Castle of the panels on the front roof slope.

WCC Ecology : No Objection. Require the attachment of a Bat Note to any permission.

Public Response: None received.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

In 1977 the property was converted from residential to offices (W/77/0849), since that time there have been various Listed Building and planning consents related to the commercial use of the property.

In 2008 planning permission and Listed Building Consent was granted for external and internal alterations including an additional front dormer window (W/08/0298 & W/08/0301/LB).

KEY ISSUES

The Site and its Location

The application property is a tall three storey terraced Grade II Listed Building that lies within Warwick Conservation Area. It is located on the North side of Jury Street with the frontage facing towards Warwick Castle and adjacent to the Lord Leycester Hotel. The property is in commercial use as offices.

Details of the Development

The proposal is for the installation of 16 solar pv panels on the roof slope of the south elevation of the main building facing Jury Street and the installation of 4 solar thermal panels on the roof slope to the east and west elevation of the 2 storey outrigger to the rear of the building.

It should be noted that the application is for Listed Building Consent only and that the applicants have recently been made aware that planning permission is also required.

Assessment

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

- Impact on the Listed Building
- Impact on the Conservation Area and Warwick Castle
- 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 historic character and architectural interest of the Listed Building. It is proposed to use black PV panels which would not have silver edges so as to reduce the impact on the slate tiles of the roof. Some tiles will be lifted to fix the mountings to the roof however this 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 and Pv 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 and Warwick Castle

Views of the roof on the south facing elevation of the building can be clearly seen from Warwick Castle specifically Guys Tower due to its height and prominent location, as such concerns have been raised as to the impact of these solar panels from this view point as Warwick Castle is a Grade 1 Listed Building.

The proposal is to locate four of the panels below the existing dormer windows behind the small parapet wall, and would not be seen from this location. The remaining 12 would be visible from Warwick Castle however the proposal is to use black solar panels which is considered to have minimal impact and would serve to reflect the eclectic nature of Warwick's roofscape. Therefore it is considered that the views from the Castle are not harmed by the proposal.

In terms of impact on the Conservation Area the proposed solar panels and PV panels are not visible from the streetscene 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 proposal of solar panels on the building will generate 2,264 kWh of solar input for the offices and the PV panels would provide 4KW producing 3,286 of electricity. This would help to reduce the electricity consumption and heating of hot water. This renewable energy provision meets the requirements of Policies DP12 and DP13 of the Warwick District Local Plan 1996-2011 and the Sustainable Buildings SPD.

CONCLUSION/SUMMARY OF DECISION

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. The proposal is therefore considered to comply with the policies listed.

RECOMMENDATION

Grant subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three 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 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 100P2, and specification contained therein, submitted on 07/03/12. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DAP4 and DAP8 of the Warwick District Local Plan 1996-2011.