

UTT/0768/12/FUL – (GREAT CHESTERFORD)

(Referred to Committee because the applicant is a Council employee)

PROPOSAL: Installation of 12 photovoltaic panels to detached barn

LOCATION: The Gables, Carmel Street, Great Chesterford.

APPLICANT: Andrew Taylor.

AGENT: None.

GRID REFERENCE: TL508428

EXPIRY DATE: 8 June 2012

CASE OFFICER: Nicholas Ford

1.0 NOTATION

1.1 Within Development limits. Curtilage listed building. Conservation Area.

2.0 DESCRIPTION OF SITE

2.1 The Gables is a Grade II listed 17th Century timber framed and plastered two storey dwelling in the historic centre of Great Chesterford which fronts onto Carmel Street. It has a long rear garden of some 50 metres. Within the garden is a timber boarded outbuilding with a clay pantile adjacent the northern boundary, which is a pre-1948 structure.

2.2 To the south is a dwelling named The Old Bakery and a wall which forms the boundary. To the north is a dwelling named Carmelstead, which is Grade II listed, with a wall forming the boundary.

3.0 PROPOSAL

3.1 Planning permission is sought for the installation of 12 photovoltaic panels to the southern elevation of the roof slope of a curtilage listed outbuilding rear of The Gables. Each panel would have dimensions of about 1.6 x 0.99 x 0.40 mm.

4.0 APPLICANTS CASE

4.1 See Design and Access Statement and Planning Statement.

5.0 RELEVANT SITE HISTORY

5.1 None relevant.

6.0 POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S3 (Other Development Limits - Great Chesterford)
- Policy ENV1 (Design of Development within Conservation Areas)
- Policy ENV2 (Development affecting Listed Buildings)
- Policy GEN2 (Design)
- Policy ENV15 (Renewable Energy)

- 6.3 - Great Chesterford Conservation Area Appraisal (The Gables is not specifically discussed within this document)

7.0 PARISH COUNCIL COMMENTS

- 7.1 To be reported.

8.0 CONSULTATIONS

- 8.1 Conservation Officer: The Gables is a timber framed and plastered house of C17 origins with later alterations and extensions. The listed building is set in a generous garden with a small barn located some distance away from the dwelling in the rear part of the garden.
- 8.2 The proposal subject of this application is to install 12 solar photovoltaic panels on the southern slope of the small barn. The barn is not listed in its own right, but as it is a pre - 1948 structure, a formal listed building consent for the proposed work would be required.
- 8.3 In general the introduction of solar panels on listed buildings should be avoided. However, in this instance as the outbuilding is of no special architectural or historic interest and situated considerable distance to the rear of the house, the visual impact on the setting of The Gables would be negligible. In addition, the black weather boarding of the walls and the dark colouring of the panels would tend to visually merge together, retaining the utilitarian and subservient character of the barn. Finally, I consider that the proposed work would not diminish the character of the conservation area as the barn and its roof would not be apparent from the principal public views. In conclusion I suggest approval of this application.

9.0 REPRESENTATIONS

- 9.1 None received. Notification period expired 24 May 2012.

9.0 APPRAISAL

- 10.1 The issues to consider in the determination of the application are:

Whether the proposed photovoltaic panels would respect the scale, appearance and materials of the original building, preserve the setting of the listed building and the character and appearance of the Conservation Area and protects the amenity of neighbouring properties (NPPF, ULP Policies S3, ENV1, ENV2, GEN2, and Great Chesterford Conservation Area Appraisal).

- 10.1 The Government supports energy improvements to existing buildings in the recently published National Planning Policy Framework where such proposals should be treated positively whilst considering any visual impacts. Small scale projects provide a vital contribution to cutting greenhouse gas emissions. Uttlesford Local Plan Policy ENV15 is also positive in allowing small scale energy schemes to meet local needs provided they do not adversely affect amenity.
- 10.2 The colour of the panels would be black so would not be of stark appearance against the backdrop of black weatherboarding and would be inserted flush with the roof tiles. This barn is not readily visible to public views. It is considered that the panels would not harm the amenity of neighbouring properties. It is of note that permitted development rights exist for such installations and permission is required here solely due to the fact that the barn lies within the curtilage of a listed building.

10.3 The Conservation Officer considers that there would be negligible impact on the setting of The Gables and that the character of the Conservation Area would not be diminished as the barn and its roof would not be apparent from principal public views.

11.0 CONCLUSION

11.1 The following is a summary of the main reasons for the recommendation:

11.2 The proposed photovoltaic would accord with planning policies.

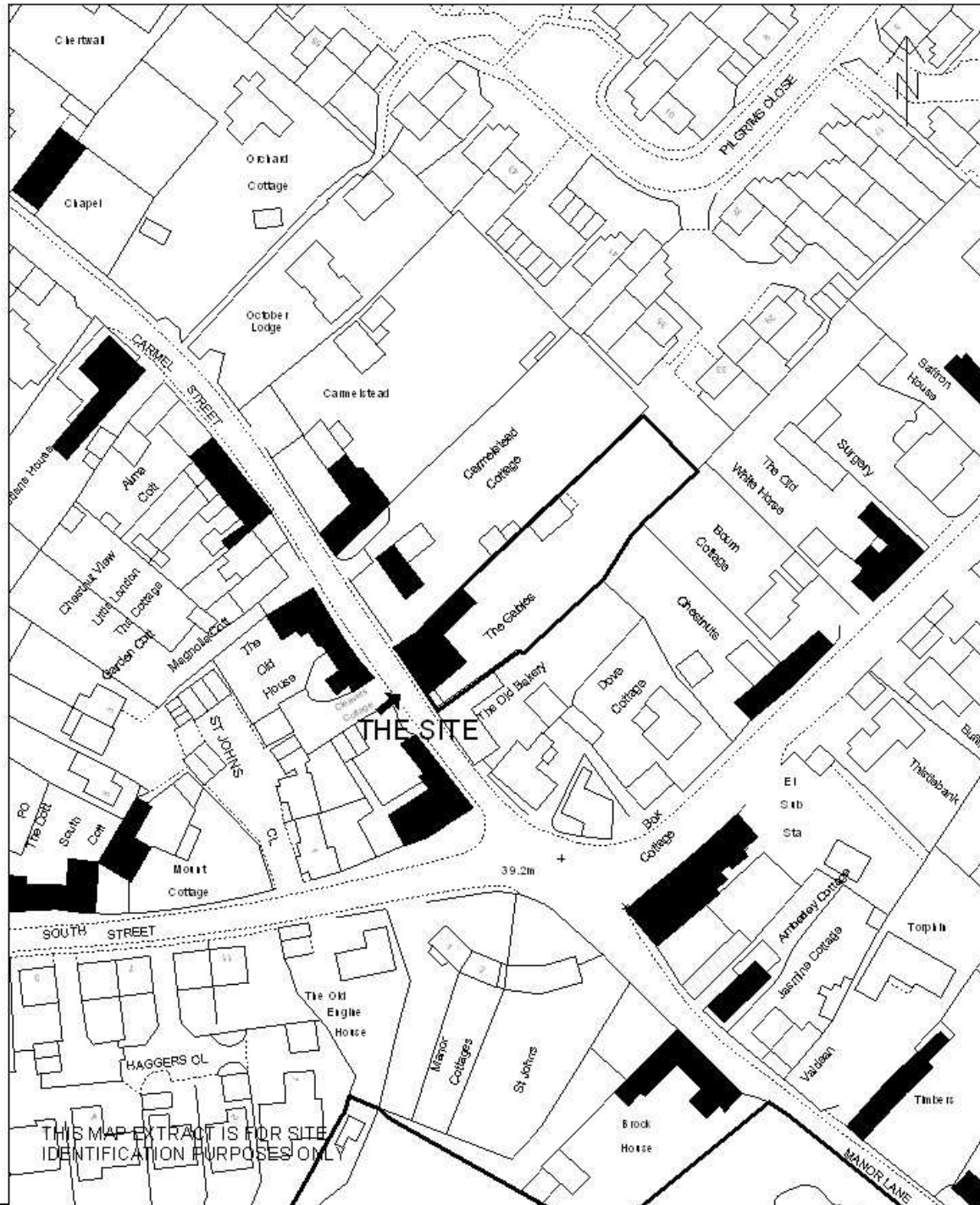
RECOMMENDATION - CONDITIONAL PLANNING PERMISSION

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).

The development hereby permitted shall be implemented in all respects strictly in accordance with the approved plans listed in the schedule of plans printed on this Decision Notice, unless agreed in writing by the local planning authority.

REASON: To ensure the scheme will be carried out as approved and because any changes must be agreed in advance in writing by the local planning authority



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office.

Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Uttlesford District Council Licence No: 100018688 (2007).

DATE: 15/05/2012

MAP REFERENCE: IL5042NE

SCALE: 1:1000