



*St Edmundsbury*  
BOROUGH COUNCIL

**DEV/SE/15/41**

# **Development Control Committee**

## **2 July 2015**

### **Planning Application DC/15/0638/LB** **Angel Barn, Bury Road, Hengrave**

**Date:** 13 April 2015      **Expiry Date:** 8 June 2015  
**Registered:**

**Case Officer:** Charlotte Waugh      **Recommendation:** Refuse  
**Parish:** Hengrave      **Ward:** Risby

**Proposal:** Application for Listed Building Consent - provision of 16 no solar panels to roof

**Site:** Angel Barn, Bury Road, Hengrave, Suffolk, IP28 6LT

**Applicant:** Mr Ian Turner

**Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

**Recommendation:**

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Email: [charlotte.waugh@westsuffolk.gov.uk](mailto:charlotte.waugh@westsuffolk.gov.uk)

Telephone: 01284 757349

**Background:**

**This application is referred to the Committee following consideration by the Delegation Panel. It was referred originally to the Delegation Panel as the Parish Council's comments in support of the application were contrary to the Officer recommendation for refusal.**

**Proposal:**

1. The application seeks permission to install 16 solar panels to the south, east and west roof slopes of Angel Barn. The panels measure 1 x 1.6 metres and would be mounted 'in-roof'.

**Application Supporting Material:**

2. Information submitted with the application as follows:
  - Block Plan
  - Existing and proposed plans
  - Solar panel details
  - Design and Access Statement
  - Heritage Statement

**Site Details:**

3. The property is a single storey converted barn built of brick and flint with a natural slate roof. The building is Grade II curtilage listed. Whilst visible from Bury Road the entrance to the dwelling is on the side elevation with two rear projecting wings forming a courtyard.

**Planning History:**

4. SE/05/02477 - Planning Application - (i) Conversion of flint barns to one single storey dwelling, (ii) erection of 3 bay garage with storage loft above and associated alterations to access

SE/05/02482 - Listed Building Application - Conversion of flint barns to one single storey dwelling

**Consultations:**

5. Conservation Officer: Recommend refusal. This matter is discussed in more detail within the report.

**Representations:**

6. Hepworth Parish Council: Support the application.
7. No third party representations have been received.

**Policy:** The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

- (a) Joint Development Management Policies Document:
  - Policy DM1 Presumption in favour of sustainable development
  - Policy DM2 Creating places
  - Policy DM8 Low and zero carbon energy generation
  - Policy DM15 Listed buildings
  - Policy DM24 Alterations or extensions to dwellings
  
- (b) St Edmundsbury Core Strategy December 2010
  - Policy CS3 Design and Local Distinctiveness as supported by supplementary planning document 'Development Design and Impact'.
  
- (c) Rural Vision 2031
  - Policy RV1 Presumption in favour of sustainable development.

**Other Planning Policy:**

- 8. National Planning Policy Framework (NPPF) (2012) Core Principles and Paragraphs 126-141

**Officer Comment:**

- 9. The issues to be considered in the determination of the application are:
  - Principle of Development
  - Impact on listed building
  
- 10. Policy DM24 permits alterations to dwellings providing they respect the character, scale and design of existing dwellings. Furthermore, Policy DM15 seeks to protect the special character and appearance of listed buildings and prevent alterations which are detrimental to its significance.
  
- 11. In this case, the application proposes to fix 16 no. solar panels to the inner courtyard roof slopes of Angel Barn, a Grade II curtilage listed building. The barn was converted in the last decade and the special architectural and historic interest of the barn lies in its simple form and character.
  
- 12. The barn backs onto the road with the south western elevation facing into a courtyard formed by two wings extending south west either end of the central range. The main curtilage of the dwelling is to the south and south west with a cart lodge located south of the barn. The grounds of Hengrave Hall a Grade II\* listed building back onto the site. Views of the solar panels from outside the site would be limited if available at all, but the panels would clearly be visible from within the site.

13. From the details supplied it would appear the panels would be glass faced with shiny black panels set in aluminium frames fixed directly to the roofing battens having removed the existing slates. This will presumably result in a more flush arrangement. However, it is considered that the shiny hard edged appearance of the panels would contrast harshly with the mellow and more natural colour and softer texture of the existing slate roof covering, making them appear as an incongruous prominent addition detracting from the simple form of the roof, an important element of this building.
14. For these reasons it is considered that the installation of the panels on the roof of Angel Barn would be visually and architecturally unacceptable. They would be harmful to the intrinsic architectural and historic character of the building, adversely affect its appearance and thereby fail to preserve or enhance its character, appearance or setting. The fact that the panels will not be readily visible in public views might readily be taken as limiting any wider harm but this does not influence or effect the high degree of intrinsic harm that it is considered will be caused to the listed building as a result of the wholly inappropriate detailing, materials and appearance of the proposal.
15. The NPPF states that where development would lead to a less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. In this case, the installation of solar panels, whilst having a benefit to the occupants in terms of energy generation, and whilst making some modest contribution towards the generation of renewable energy generally, does not have any significant wider public benefit to weigh in its favour.
16. The proposal would therefore be contrary to Policy DM15 of the Forest Heath & St Edmundsbury Joint Development Management Policies Document and in the absence of any public benefit relevant policies within the NPPF, specifically Paragraph 134.

### **Conclusion:**

17. In conclusion, the principle and detail of the development is considered to conflict with relevant development plan policies and the National Planning Policy Framework and as such, is recommended for refusal.

### **Recommendation:**

18. It is **RECOMMENDED** that planning permission be **Refused** for the following reason:

**The installation of 16 no. solar panels on the roof of Angel Barn would be visually and architecturally unacceptable. The shiny panels would appear incongruous and prominent against the slate roof, detracting from its simple form. This would be**

**detrimental to the special architectural and historic character of the building, adversely affect its appearance and thereby fail to preserve or enhance its character, appearance or setting. The proposal would therefore be contrary to Policy DM15 (listed buildings) of the Joint Development Management Policies Document and, in the absence of any significant public benefit to outweigh this harm, also it is contrary to Paragraph 134 of the National Planning Policy Framework.**

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NLNXDZPD04S00>