

Item Number: 18
Application No: 22/01272/LBC
Parish: Leavening Parish Council
Appn. Type: Listed Building Consent
Applicant: Dr David Crocker
Proposal: Installation of 10no. UV Photo-voltaic solar panels to the west elevation roof of the garden room and 7no. solar panels to the east elevation roof of the garden room together with installation of an air source heat pump to the rear eastern elevation of the dwelling
Location: Brook House Dam Lane Leavening Malton North Yorkshire YO17 9SJ

Registration Date: 22 November 2022
8/13 Wk Expiry Date: 17 January 2023
Overall Expiry Date: 28 December 2022
Case Officer: Lucy Toolan **Ext:** 43317

CONSULTATIONS:

Leavening Parish Council No Comments
Building Conservation Officer Comments

Representations: Mr Gary Hargreaves,

SITE:

The application site, Brook House, is a detached, two storey, Grade II Listed property situated within Leavening development limits. The property is double fronted with the gable end facing Dam Lane. It is constructed of brick under a pantile roof with traditional timber framed sliding sash windows. To the south elevation is a drive with an oak framed outbuilding, situated next to additional outbuildings on the eastern boundary. To the south and east of the site is a substantial grassed domestic garden area. In recent years the applicants have has permission for a side extension which is oak framed with a pantile roof. The site lies within the Yorkshire Wolds Area of High Landscape Value.

PROPOSAL:

Listed Building Consent is sought for the installation of 10 UV Photo-voltaic solar panels to the west elevation roof of the garden room and 7 solar panels to the east elevation roof of the garden room, each measuring 1.7m x 1.13 m, together with installation of an air source heat pump to rear eastern elevation of the dwelling.

The air source heat pump is proposed to be installed to the rear elevation of the dwellinghouse. The air source heat pump itself will be a Grant Aerona R32 model which measures 1420mm (h) x 1020mm (w) x 403mm (d).

It should be noted that Schedule Two, Part 14 Renewable Energy, Class G of the Town and Country Planning (General Permitted Development) Order, 2015 state that the installation of an air source heat pump is 'permitted development', subject to various conditions being satisfied. Section G.2 section (i) states that development is not permitted if the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse if the dwellinghouse is a listed building. In this case, the equipment would be installed on a Grade II Listed Building.

HISTORY:

15/00498/LBC - External and internal alterations to include erection of single storey garden room to south elevation, extension to existing rear porch, formation of new entrance door on north elevation, formation of additional internal openings and alterations to internal layout together with demolition of existing single storey extension to south elevation and existing car port to north elevation

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The relevant Development Plan policies for the determination of this application are:

The Ryedale Plan - Local Plan Strategy (2013)
Local Plan Strategy - Policy SP12 Heritage

Material Considerations
National Planning Policy Framework

REPRESENTATIONS:

A brief summary of the position of statutory and non-statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All consultation responses are available for Members to view in full on the public access webpage, and referred to in the report accordingly.

An objection was received on the 4th January 2023 from a neighbour at Becksides, Dam Lane, with the following comments:

"The house overlooks my front room and this will be an unsightly view and not in keeping with the Village lane and the properties. I have considered these panels myself but they don't match the character of the village and community."

The Building Conservation Officer has no objection to the proposals subject to a condition to ensure the removal of equipment within 6 months of redundancy.

Leavening Parish Council have made no comments.

APPRAISAL:

Heritage

The property is a Grade II Listed Building, and as such Ryedale District Council have a statutory duty to have a special regard for the preservation of the building or its setting or any features of special architectural or historic interest which it possesses. The pump will be well screened in an enclosed section to the rear and as such, the unit will not be directly visible from public vantage points or from within the street scene.

The proposed Grant Aerona R32 model which measures 1420mm (h) x 1020mm (w) x 403mm (d), and will be positioned to the rear elevation of the property facing the rear boundary hedge. The air source heat pump is domestic in scale and at this location will not take away from the unique character and qualities and overall appearance of the property. The installation can be reversed, and does not result in a loss of historic fabric. As such the level of harm is very much less than substantial in terms of

appearance and there is no harm to the historic fabric of the building.

The heat pump will provide a sustainable method of heating for Brook House, in the longer term which will help with its maintenance and preservation, and ensure its continued use as a habitable dwelling. It is also providing an opportunity to secure more sustainable forms of heating for a sensitive building. In this instance, it is considered that this public benefit outweighs the very low levels of harm to the Listed Building. On this basis it is considered that the proposed development preserves the significance of the Grade II listed building, and is in accordance with SP12 (Heritage) of the Ryedale Local Plan

An objection has been received in relation to the impact the solar panels may have on the character of the village. The objector's property is situated to the south of Brook House, on the other side of Dam Lane. The objector considers that the panels are 'unsightly', that their view is undermined, and that they are not in character with the village. Regarding the listed building consent application these aspects of an undermined view itself, or wider character in the village, are not considerations in the test of establishing the impact of significance on a listed building.

The solar panels will be installed on the modern extension at the side of property, with each panel measuring 1.72 x 1.13 metres and a battery installed on the gable end under the ridge. The extension, which is a modern glazed and oak framed addition, achieved planning permission in 2015, and is positioned to the side of the listed building which is well screened by mature boundary planting and the host dwelling itself. The panels are therefore not sited on the principal, historic fabric of the building, and so the overall significance of the listed building is not undermined by the inclusion of the solar panels.

It is acknowledged that the solar panels are, by their nature strongly modern in appearance, and of no particular architectural merit, and whilst a small degree of visual harm is caused to the listed building by virtue of the introduction of a modern feature such as the proposed solar panels, it is considered that this harm has been fundamentally mitigated by the proposed positioning on the modern extension. Views from the Dam Lane and other public vantage points will also be limited by the height of the boundary treatment, and the positioning of the main house, therefore the level of harm can be identified as low. It is considered that the low level of harm is balanced by the ability to provide a solution, in this instance, to delivering more sustainable forms of energy generation without harming the original historic fabric of the listed building.

The Building Conservation Officer has no objection to the proposals subject to the removal of the equipment within 6 months of redundancy.

It is considered that as a result of positioning and design, the degree of harm proposed development is low, and does not alter the historic fabric of the building, or its setting, and maintains its principal character and appearance of the Grade II listed building. As such it complies with Policy SP12 (Heritage) of the Ryedale Local Plan Strategy.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved documents/plan(s):

- Proposed East Elevation (scanned into file 24.11.2022)
- Proposed West Elevation (scanned into file 24.11.2022)

- Site Location Plan (scanned into file 24.11.2022)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the submitted details, the air source heat pump hereby approved shall be a of a specification in relation to its size which is comparable to the submitted Grant Aeron R32 HPID13R32 or HPID17R32 model , unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area, and to and to preserve the character and appearance of the Grade II Listed Building, in accordance with Policies SP12 and SP20

- 4 Notwithstanding the submitted details, the solar panels hereby approved shall be a of a specification in relation to its size which is the same as the submitted Mono 415W MBB Half-cell Module JAM54S30 390-415/MR model, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area, and to and to preserve the character and appearance of the Grade II Listed Building, in accordance with Policies SP12 and SP20