

Report to Planning applications committee

Item

14 January 2016

Report of Head of planning services

Subject Application nos 15/01708/F and 15/01709/L 72 - 78 St
Stephens Road, Norwich, NR1 3RE

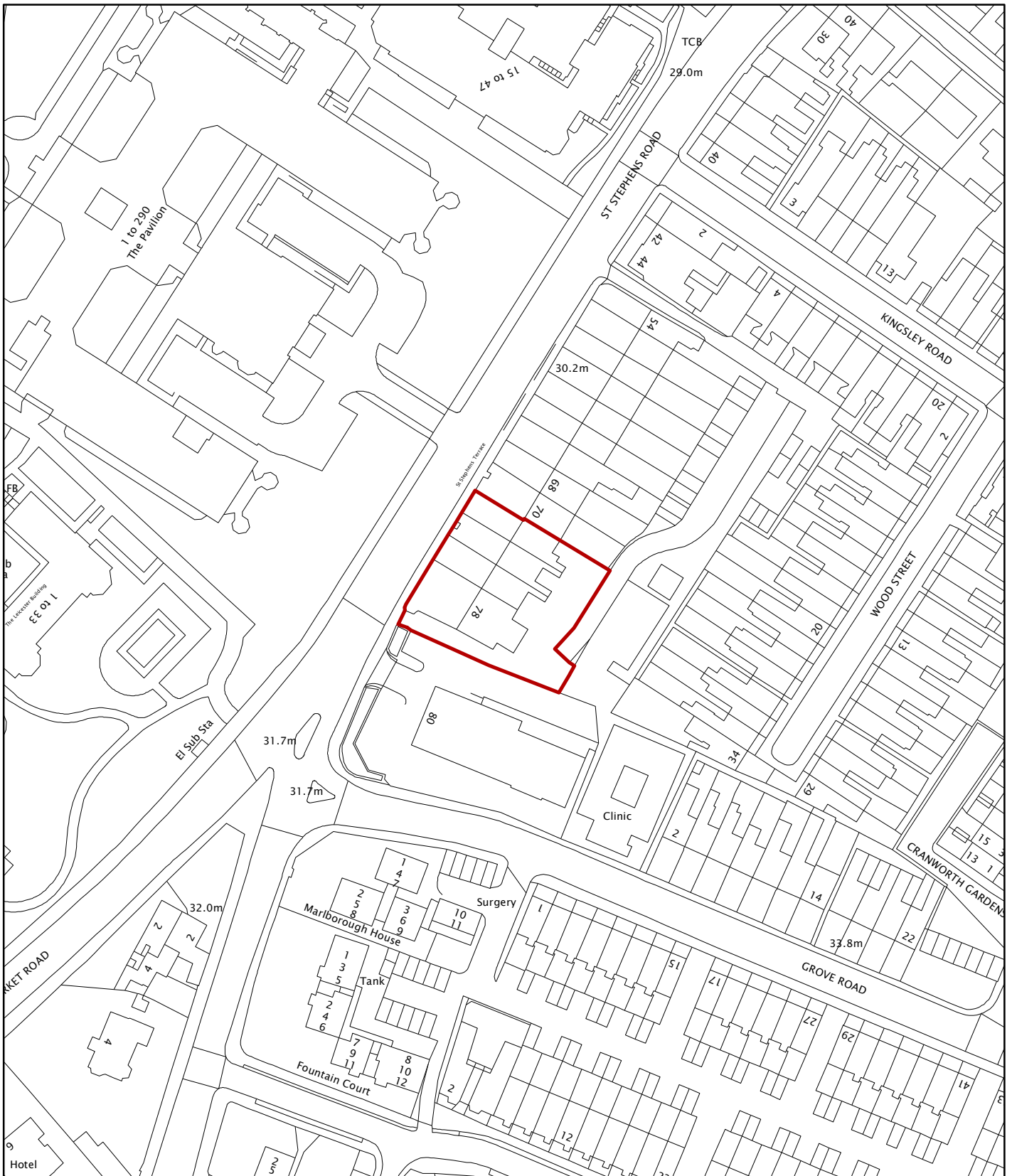
**Reason
for referral** Objection

4(b)

Ward:	Town Close
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
1 and 2) Installation of 48 No. solar panels to rear roof.		
Representations		
Object	Comment	Support
5 in total (from 3 addresses)	1	0

Main issues	Key considerations
1 Design and heritage	Impact upon Listed Building and conservation area.
Expiry date	18 January 2016
Recommendation	Approve



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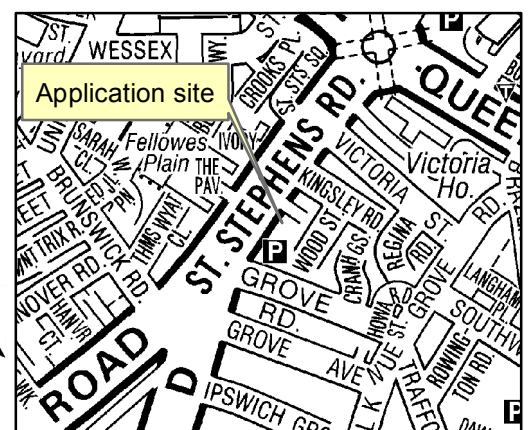
Planning Application No 15/01708/F & 15/01709/L
 Site Address 72-78 St Stephens Road

Scale 1:1,250



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. Located on the East elevation of St Stephens Road, between the junctions with Kingsley Road and Grove Road. The subject property is a terrace of six houses dating from the early 19th Century constructed from yellow brick to the front elevation, 12/16 pane sliding sash windows, with a slate finished roof behind a rendered parapet. The rear elevation is rendered/painted brickwork at ground floor level, with red brickwork to first floor level. The first floor windows are 12 pane sash windows, there is mixed joinery to ground floor.

Constraints

2. Newmarket Road Conservation Area
3. Grade II Listed Building

Relevant planning history

- 4.

Ref	Proposal	Decision	Date
12/01439/F	Installation of 38 No. photovoltaic solar panels.	WITHDN	12/07/2013
12/01440/L	Installation of 38 No. photovoltaic solar panels.	WITHDN	15/08/2013
13/01347/L	Installation of photovoltaic panels on the rear elevation roof.	CANCLD	20/03/2014
15/01709/L	Installation of 48 No. solar panels to rear roof.	PCO	

The proposal

5. The proposal is to site 48 solar panels to the south east facing roof slope at the rear of the property. Three rows of sixteen panels positioned away from the gable end of the roof.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 5 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Inappropriate to the Listed Building and detrimental to the character of the Conservation Area. Incongruous with the remainder of the terrace.	Paragraph 17-19

Consultation responses

7. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and conservation

8. The panels will be located on the rear facing pitch of the existing slate roof. There are very limited views of the rear of the properties here and no wider views either within the conservation area or outside of it. There are some properties close to the proposed development site which already have some PV panels. Two sets on the rear roof pitches on Kingsley Road face towards 72-78 St Stephens Road.
9. The amount of PV panels does seem to be quite large, however this has been significantly reduced to 48 from the initial proposal of 80 panels, the position has been set in, away from the end of the terrace as requested and it would be preferable to set the panels in slightly away from the end of the terrace. Considering the amount of panels on just the rear roof pitch a structural report should be conditioned to ensure the increased loadings as a result of the panels can be withstood by the roof structure of this terrace of historic listed buildings.

Norwich Society

10. The society was unable to reach an agreed position on this proposal. The rear of the houses are generally untidy and of poor visual quality.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM9 Safeguarding Norwich's heritage

Other material considerations

13. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

14. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design and heritage

15. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56,60-66 and 128-141.
16. The application affects only the rear aspect of a Grade II listed building. There are limited views of the panels from the rear from the ground in the enclosed area forming the rear curtilage of properties in Kingsley road, Wood Street and Grove Road. The subject roof slope is not visible from the main front elevation which is of most significance to the buildings appearance. The application has been revised and the number of panels reduced from 80 to 48. The revised proposal moving the panels away from the gable end has further reduced their visibility in the above rear views.
17. The main views available of this proposal will be from the first floor rear windows to properties on Wood St & Kingsley Road but this is not considered to be as significant as views from the public in realm. In addition two properties on Kingsley Road have existing solar panels on the roof slope facing in to the square.
18. Officers are mindful of the policy and statutory requirement to have special regard to the desirability of safeguarding the special architectural and historic interest of the listed building and preserving and enhancing the character and appearance of the conservation area. However taking the above factors with regard to the lack of visibility and prominence of the proposals, particularly from the main front elevation, it is considered that the proposals will not detract from the special architectural and

historic interest of the listed building or the character and appearance of the surrounding conservation area. It would also accord with the aforementioned development plan policies with regard impacts upon the listed building and conservation area. Considering the amount of panels on just the rear roof pitch a structural report should be conditioned to ensure the increased loadings as a result of the panels can be withstood by the roof structure of this terrace of historic listed buildings.

Compliance with other relevant development plan policies

19. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Energy	JCS3, DM1, DM4, NPPF paras 94 and 96	The proposals will promote the use of renewable energy which will reduce carbon emissions, and support climate change adaptation. This is supported by policies DM1 and DM4.
Amenity	DM2, DM11, NPPF paragraphs 9 and 17.	The proposed solar panels are visible from some properties to Wood St, Kingsley Road and Grove Road. However it is not considered to detract unduly from the outlook of these properties.

Equalities and diversity issues

20. There are no significant equality or diversity issues.

Local finance considerations

21. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
22. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
23. In this case local finance considerations are not considered to be material to the case.

Conclusion

24. The proposed panels would be visible only in a limited number of views and as such would not detract unduly from the special architectural and historic interest of the listed building or the character and appearance of the conservation area. The

development is also in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To

(1) approve application no. 15/01708/F - 72 - 78 St Stephens Road, Norwich, NR1 3RE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Structural report to be submitted to demonstrate structural integrity of roof.

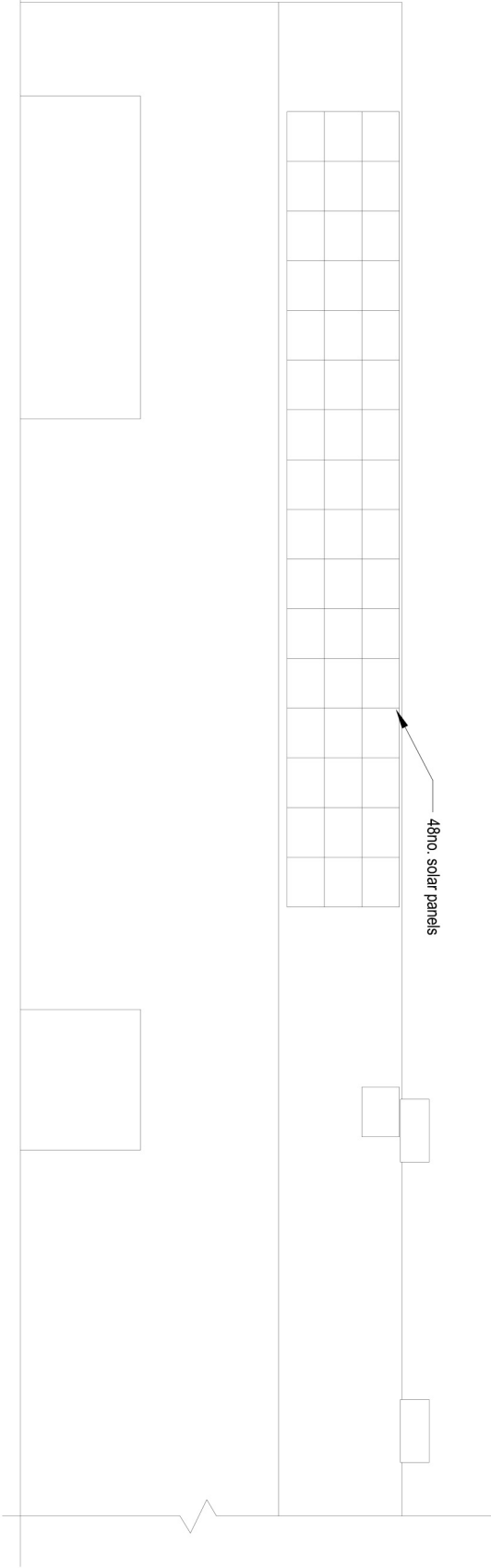
(2) approve application no. 15/01709/L - 72 - 78 St Stephens Road, Norwich, NR1 3RE and grant Listed Building Consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Structural report to be submitted to demonstrate structural integrity of roof.

Article 35(2) Statement

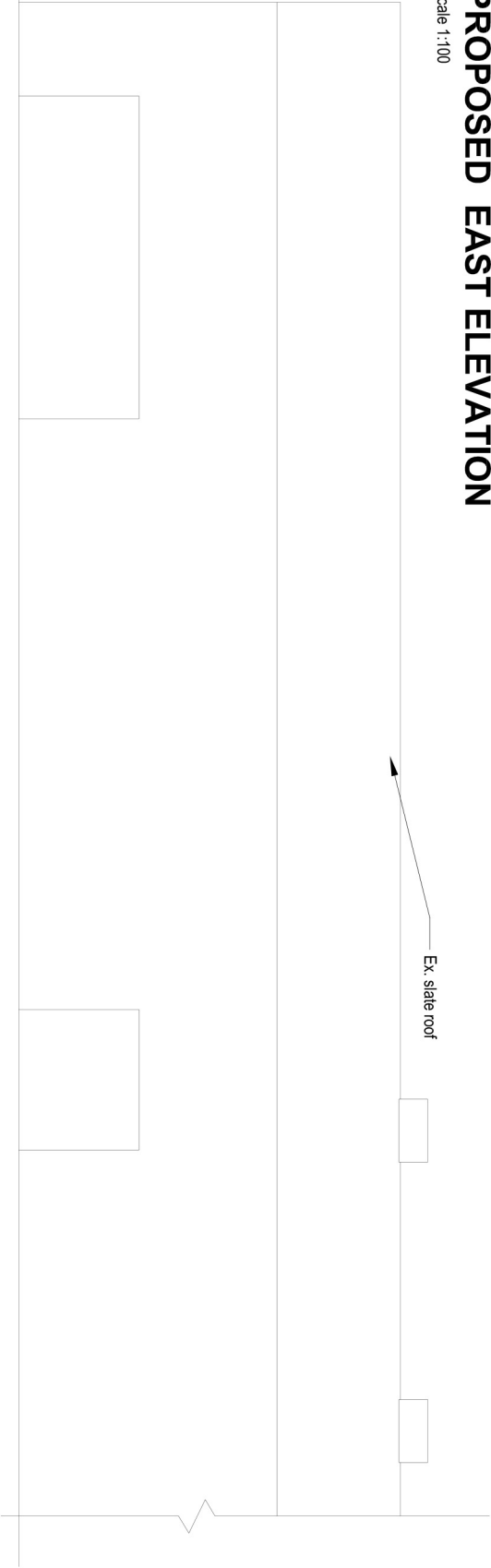
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

These drawings and associated notes are for obtaining planning permission and building regulation approval only.
Ensure that all statutory inspections are carried out by building control.
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PROPOSED EAST ELEVATION

Scale 1:100



EXISTING EAST ELEVATION

Scale 1:100

A	Panels reduced from 80 to 48no.	11.12.15	

MIKE LEE ARCHITECTURAL SERVICES

10 Shipden Avenue, Cromer, Norfolk, NR27 9BD

Telephone: 01263 510396

Mobile: 07785 148 064

Email: mike.ra.lee@gmail.com

Website:Coming Soon

Project

Proposed Solar Panel Installation at 72-78 St. Stephens Road, Norwich.

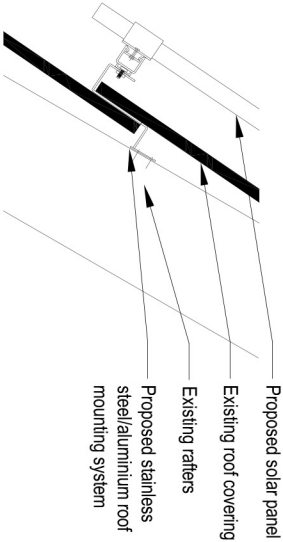
For Mr & Mrs Shah

Elevations

Date November 2015

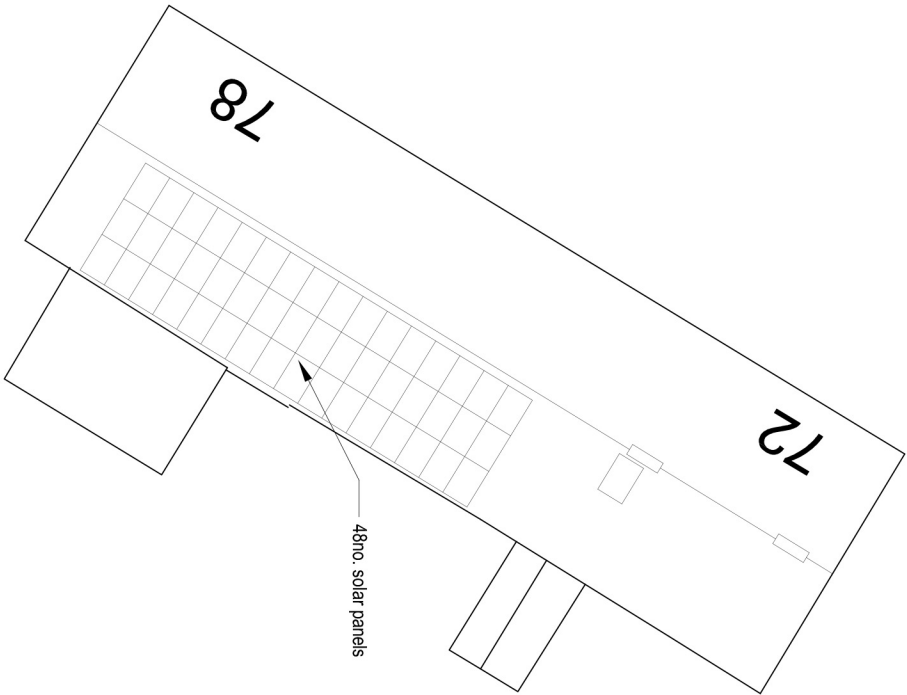
Drawing ref 2015/187-02A

Scale As indicated @A3



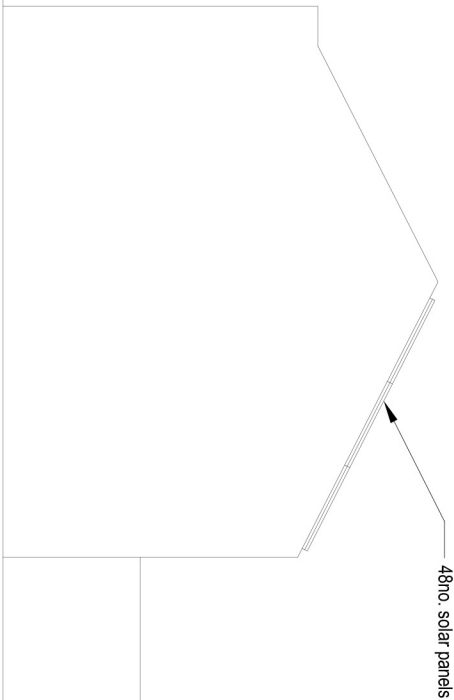
TYPICAL FIXING

Scale 1:10



PROPOSED ROOF PLAN

Scale 1:200



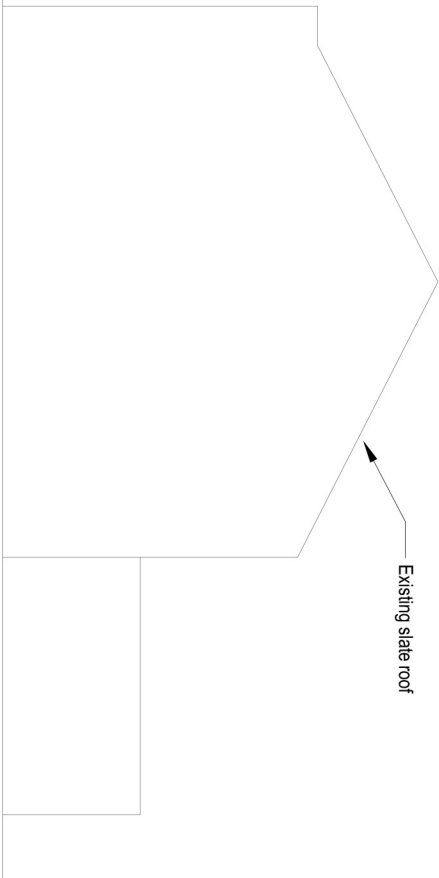
PROPOSED SOUTH ELEVATION

Scale 1:100



Metre scale

Existing slate roof



EXISTING SOUTH ELEVATION

Scale 1:100

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MIKE LEE ARCHITECTURAL SERVICES
10 Shipden Avenue, Cromer, Norfolk, NR27 9BD

Telephone: 01263 510396
Mobile: 07765 148 064
Email: mike.ra.lee@gmail.com
Website: Coming Soon

Project
Proposed Solar Panel Installation at
72-78 St. Stephens Road, Norwich.
For Mr & Mrs Shah

Elevations and Roofplan

Date November 2015

Scale As indicated @A3 Drawing ref: 2015/187-03A