

**Report to:** PLANNING COMMITTEE

**Date of Meeting:** 04 March 2020

**Report from:** Assistant Director of Housing and Built Environment

**Application address:** **Christ Church, 458 Old London Road, Hastings, TN35 5BG**

**Proposal:** **Installation of 30 Solar panels on church roof**

**Application No:** **HS/FA/19/00889**

**Recommendation:** **REFUSE**

Ward: ORE 2018  
Conservation Area: No  
Listed Building: Grade II

Applicant: Christ Church PCC per R D P Chartered Architects  
14 Cross Street St Leonards on Sea East Sussex  
TN37 6DP

**Public Consultation**

Site notice:	Yes
Press advertisement:	Yes - Affects a Listed Building
People objecting:	0
Petitions of objection received:	0
People in support:	50
Petitions of support received:	1
Neutral comments received:	0

Application status: Not delegated -  
Petition received contrary to Planning Officer recommendation

## **1. Site and surrounding area**

The site comprises Christ Church Ore, a Grade II listed building, situated along Old London Road, opposite the Junction of Saxon Road and adjacent to Winchester's Hardware Stores and the unlisted Church hall. This part of Old London Road is not within a conservation area.

The boundaries consist of a sandstone wall with railings on top, with the main gate leading to the church entrance. There is a small garden area to the side and rear, where the memorial stands. There is also a parking area to the rear. There are clear views of the church from Old London Road and Saxon Road.

## Constraints

Grade II Listed Building  
SSSI Impact Risk Zone  
Flooding surfacewater 1 in 100 and 1 in 1000

## Listing Details

757/2/466 OLD LONDON ROAD 14-SEP-76 ORE (West side) CHRIST CHURCH

*II Church. 1858 (dedication plaque on E wall) by A.D.Gough. Decorated style.*

*MATERIALS: Walls of random rubble construction in sandstone, N aisle on a brick plinth; slate roofs with crested ridge tiles.*

*PLAN: 5-bay nave with lower-roofed chancel with small lean-to S vestry and N organ chamber; N aisle, N transept (now a vestry); SW porch and SW bell turret.*

*EXTERIOR: All windows have flowing tracery, the nave and N aisle windows identical with carved dripstone terminals. The nave has buttresses with crocketed gables. Tall gabled W porch. 7-light W window with a Flamboyant traceried wheel in the head. Lean-to projections off the chancel are gabled to N and S. N aisle buttressed with a W window roundel with star tracery. The N transept has little flying buttresses, apparently original, to the retaining wall of the churchyard. Shallow gabled porch with a double-chamfered doorway, an outer iron gate with cross finials and a 2-leaf plank door with strap hinges. Distinctive octagonal SW bell turret, the most striking element of the exterior. This has a frieze of trefoil-headed open arcading below the stone spire.*

## **2. Proposed development**

Installation of 30. No p.v. panels to eastern slope of nave roof, facing and running parallel to Old London Road. The section of roof slope measures approximately 20.7m in length and 5.7m, in height. The total cover of panels will result in 14.8m in length and 2.7m in height. Installation of 4 No. cables from panels to the internal roof void via 'Dektite' fitting, to run with existing cabling internally at eaves level to new Solis 8Kw converter.

Specification of solar panels:

JAM606S02 – 265-285 1000V Cypress Series Monocrystalline silicon solar module  
Dimensions: 1650mm x 991mm x 35mm  
Weight 18.2kg

Specification of inverters:

Inverters 543mm x 310mm x 180mm (internally located)

Outstanding performance in low light irradiance environments (ability to store energy in low levels of sunlight)

290W Anti reflection

The application is supported by the following documents:

Heritage statement  
Solar panel specification  
Inverter specification

## **Relevant planning history**

### **National and local policies**

#### Hastings Local Plan – Planning Strategy 2014

Policy EN1 - Built and Historic Environment

POLICY SC6: Renewable Energy Developments

#### Hastings Local Plan – Development Management Plan 2015

Policy LP1 - Considering applications

Policy HN1 - Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)

Policy HN2 - Changing Doors, Windows and Roofs in Conservation Areas

Policy HN4 - Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest

Policy DM1 - Design Principles

Policy DM3 - General Amenity

#### Other policies/guidance

National Design Guide

SPD 1 Roof materials for listed buildings and conservation areas (energy efficiency)

#### National Planning Policy Framework (NPPF)

Paragraph 11 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Paragraph 12 of the NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Three dimensions of sustainability given in paragraph 8 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 9 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Section 12 of the NPPF sets out the requirement for good design in development. Paragraph 124 states: "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of:
  - \* Layout
  - \* Architecture
  - \* Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to:
  - \* Building types
  - \* Materials
  - \* Arrangement of streets
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create safe places with a high standard of amenity for future and existing users

Paragraph 130 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions.

Paragraph 130 also seeks to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

154. When determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Paragraph 190 states: "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

Paragraph 192 states: "In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness."

Paragraph 193 states: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states: "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

Paragraph 196 states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

Paragraph 200 states: "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Paragraph 202 states: "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies."

### National Planning Policy Guidance

#### Renewable and low carbon energy

Paragraph: 007 Reference ID: 5-007-20140306

In shaping local criteria for inclusion in Local Plans and considering planning applications in the meantime, it is important to be clear that:

- the need for renewable or low carbon energy does not automatically override environmental protections;
- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting;
- protecting local amenity is an important consideration which should be given proper weight in planning decisions.

### **3. Consultation comments**

#### **Conservation Officer - Objection**

*That planning permission should be refused for the following reasons :*

*The proposed solar panels, by reason of their prominent siting on the front roof slope, their large unit size, general appearance, materials and finishes would introduce an alien feature onto a highly visible roof slope of this listed building. The proposals will harm the significance of this designated heritage asset and no clear and convincing justification has been provided for the harm that has been identified. The development fails to preserve the significance of Christ Church, a Grade II listed building, and so is contrary to NPPF paras 189 – 202.*

*The proposals fail to meet the requirements of adopted Local Plan Policies DM1, EN1 and HN1 because the new solar panels will harm the significance of a heritage asset. The proposed development will also significantly harm local townscape views around this part of Ore village centre, as the church roof is highly visible from the main road, and the streets that meet at the adjacent road junctions. The development fails to make a positive contribution to the quality, character, local distinctiveness and sense of place of the historic building and wider area. The proposed development will not protect and enhance local character and will have an adverse visual impact on the street scene, which is contrary to Policy DM1.*

### **4. Representations**

In respect of this application a site notice was displayed and an advert placed in the local paper.

51 representations have been received, of which are:

1 petition of support

50 Support letters (15 of which are duplicated standard letters)

Main support comments include:

*Overall support for the church and struggling community.*

*Wholly support renewable energy and the urgency of climate change outweighs the impact upon listed building.*

*The solar panels will help address local poverty issues*

*Hastings Borough Council have declared a Climate emergency and should support the application.*

*Diocese on Chichester support the application subject to certain matters being clarified. A structural report of the roof and position of the panels needs further consideration. The diocese committee, although supportive would require this information before approval is given.*

*Listed building consent is not determined by the Local Planning Authority as the church have applied for faculty. The panels would have a minimal impact on the historic fabric of the building and the works would be fully reversible.*

*Environmental and social benefits outweigh the visual impact*  
*The scheme will inspire other businesses to invest in renewable energy*  
*Benefit to local community and the church*  
*The solar panels will reduce costs to the church and help the environment.*

*Disappointed that the council do not support the solar panels after announcing we are in climate emergency and should be supporting this scheme and encouraging solar panels everywhere in an urban environment.*  
*Reduce the reliance on fossil fuels. The supports applaud the church moving forward.*  
*The income produced will allow the church to help struggling members of the local area.*

## **5. Determining issues**

The main issues to consider are the impact on the character and appearance of a heritage asset and the overbearing dominance within the streetscene.

### **a) Background**

National planning policy does not give greater weight to either heritage or energy development/conservation. They are both important and play significant roles in meeting the overall objectives for sustainable development. The NPPF therefore provides a framework for assessing heritage significance and weighing the degree of harm to it against the public benefit of reducing energy consumption. Every effort should be made to minimise harm or conflict between the heritage asset's conservation, and any aspect of the proposal.

It is therefore the Planning Officers' role to have regard to national and local planning policy, when considering any planning applications put before them. This means balancing the effect of any proposal for energy generation or energy efficiency measures against the potential harm caused to the historic environment. Specifically, the Planning Officer will assess whether the scale, type and location of any proposals to incorporate renewable energy are appropriate to the heritage significance of the building in question, and the surrounding area. In doing so, regard will also be had to the benefits arising from the proposal, the degree to which energy saving measures have already been considered and incorporated into the building in question, whether alternative suitable locations for the solar panels is available and where relevant, and whether the proposed renewable energy benefits the site at which it is located or the energy created is proposed to be provided off site.

Hastings Borough Council is committed to doing all it can to help tackle climate change, which includes the positive consideration of planning applications for the installation of renewable energy techniques. However, planning recommendations and decisions have to balance these benefits with other policy considerations such as the impact on the environment and designated heritage assets. In designated areas, proposals for renewable energy development will need to fully consider the location and prominence of the potential scheme, and assess whether there will be any resulting negative impact on areas or building of heritage significance.

### **b) Principle**

The site is in a sustainable location and the application is therefore in accordance with Policy LP1 Hastings Local Plan - Development Management (2015) in this respect and acceptable in principle subject to other local plan policies.

c) Impact on character and appearance of area

### ***Policy DM1 – Design Principles***

*All proposals must reach a good standard of design, which includes efficient use of resources, and takes into account:*

- a. protecting and enhancing local character;*
- b. showing an appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials;*
- c. good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness;*
- d. the layout and siting of buildings to make efficient use of land, the orientation of frontages to achieve attractive streetscapes and to best take into account the effects of solar gain;*
- e. an assessment of visual impact, including the height, scale, and form of development that should be appropriate to the location, especially given the complex topography of the Borough and the need, in some instances, to consider the visual effect from key viewpoints. This is particularly important when there are potential impacts upon areas of heritage and/or landscape value*

The Council acknowledges the challenges faced in terms of climate change, and it is important to help home and business owners to understand how any proposed works for energy efficiency or energy generation will impact on the character and appearance of the building, if listed, as well as wider conservation areas. Energy efficiency works need to maximise their impact and savings – as well as ensuring they do not detract from what is special about the area as a whole. Whilst this part of Old London Road and Ore is not within a conservation area, the Church is a Grade II listed Building and makes a significant and positive contribution to the character and appearance of the area. The building is highly visible and a prominent landmark building. Any external changes to a heritage asset are considered in terms of impact upon the character of the area.

The Council welcomes the proposal to provide renewable energy at Christ Church, although raises concern regarding the prominence of the 30 panels proposed on the front eastern roof slope. The solar panels would extend the majority of the length of the roof and extend from the eaves to the ridge of the church. The church is a listed Building and this has significant weight when determining the application. The Church has applied for faculty from the Diocese of Chichester, this allows the Church to grant faculty without the need for a listed Building Consent. The panels would extend over 70% of the roof length, they would project above the roof line by 70mm and although black, would not match the colour or the roof. The solar panels would not have a matt surface. They would therefore be very clearly visible against the backdrop of the roof and the difference between the roof and the solar panels would be such that they would appear as an incongruous and harmful feature on the roof and the building as a whole. The solar panels are proposed to be placed on the roof slope facing the road. The building itself is located very close to the road and opposite /close to a number of junctions. As such the church and its roof are currently prominent and positive features in the locality. This building represents the only significantly positive contributor to

the architecture and character and appearance of the immediate area. Therefore to carry out development that would harmfully affect its positive contribution to the area is not considered acceptable. The degree to which this harmful feature impacts the character and appearance of the area is increased by the proximity to the road and the orientation of the building to Old London Road.

This section of the roof slope measures approximately 20.7m in length and 5.7, in height. The total cover of panels will result in 14.8m in length and 2.7m in height. The panels will sit on brackets that will be attached to the roof and will project approximately 70mm above the roof slope. Although the panels proposed are black, which to a certain degree reduces the visual impact for an above roof system, they will still have a shinier finish than the surrounding matt roof tiles and would without doubt have a modern and incongruous intervention to the roof slope. In reaching a decision, the harm identified should be weighed against public benefits. Energise Sussex are supplying, installing and maintaining the panels at no cost to the church under a 25 year license. Part of that agreement is to supply electricity to the church at a reduced rate (8p per kWh) and reviewed annually. After this time, the panels become the sole property of the church. There is undoubtedly a benefit to the church and community and the proposal will contribute to climate change mitigations. Solar panels on heritage assets should only be approved where the harm to the significance of the asset can be avoided or mitigated. However, whilst the proposal will make a small contribution to the effects of climate change, it is considered that it does not outweigh the harm to the listed building.

It is important to note that the Council is not objecting to the principle of the solar panels on this building. Placing them on the inner slopes is likely to be considered an acceptable way forward, causing less harm to the significance and setting of the Listed Building, although this option was not taken forward by the applicant. In addition, the adjacent church hall, to which we also had an application for 26 panels, would be supported if the first four panels were removed from the front of the church hall. The siting of the building means that these are only partially visible from the streetscene, and as such, there will be limited harm caused to the character and appearance of the area, or the significance and setting of the listed building. However, that option was later dismissed as the Church hall roof was no longer a viable option due to the lack of light as a result of the shade from the Church. The council are currently awaiting a withdrawal letter to confirm this.

Paragraph 127 of the National Planning Policy Framework (NPPF) states that planning decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

None of the above points are achieved. The NPPF goes on to state in paragraph 130 that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

As such, the application is considered unacceptable and contrary to national policy.

It is therefore considered that the scale of development proposed, together with their siting on this front roof slope therefore gives rise to a negative impact on the character and appearance of the area, resulting in less than substantial harm to the Heritage Asset, contrary to paragraphs 7, 193 and 196 of the NPPF, Points a,d and e of Policy DM1, HN1 of the Hastings Development Management Plan 2015 and EN1 of the Hastings Planning Strategy 2014.

d) Heritage

### ***POLICY SC6: Renewable Energy Developments***

*Proposals for renewable energy developments, including any ancillary infrastructure or building will be supported unless:*

- a. their scale, form, design, material and cumulative impacts is unacceptable to the local landscape or built environment; and*
- b. they would adversely impact on the local community, economy, biodiversity or historic interests*
- c. the scale and impact of developments in nationally recognised designations, such as the High Weald Area of Outstanding Natural Beauty, Sites of Special Scientific Interest, Scheduled Monuments, Conservation Areas, Listed Buildings or Registered Parks and Gardens, is not compatible with the purpose of their designation*

*The Council will investigate the town's potential for accommodating renewable and low carbon energy sources and supporting infrastructure. Suitable sites will be identified through the Development Management Plan.*

Whilst the council cannot determine the listed building consent, we can raise concerns regarding the impact upon the heritage asset. Policy SC6 recognises the need for change and promotes and encourages renewable energy where appropriate. Having regard to the points above, the proposal is contrary to Policy SC6.

Furthermore, SPD1 Roof materials for listed buildings and conservation areas (energy efficiency) states:

### **Solar energy**

*5.5 If your proposal affects a listed building, you will need Listed Building Consent to install solar energy collectors (e.g. solar panels). Listed Building Consent will only be granted were the council is satisfied that the solar energy collectors would not adversely affect the character of the listed building. (in this case, Listed Building Consent is dealt with by the Diocese of Chichester and not the Local Planning Authority)*

*The roof is nearly always a dominant feature of a building and the retention of its original structure, shape, pitch, cladding and ornament is important.*

*It is very important to check that the roof is structurally sound and capable of supporting the replacement covering, especially when it is proposed to change to a heavier loading. A change of materials like this will require Building Regulations Approval and, therefore, you are advised to contact the Borough Council's Building Control Officers who will be pleased to assist.*

*5.2 In conjunction with roofing repairs you should consider, where appropriate, the repair of chimney stacks, pots, parapet walls, gutters, valleys, flashings and other leadwork, rainwater goods and fascias, soffits and eaves. Alterations to these items may also require planning permission or listed building consent.*

Whilst the Council are not assessing the listed building consent, the roof of this Heritage Asset is paramount to the streetscene and character of the area, and due to the prominent position of the church, the roof is the main feature and the addition of solar panels is considered to cause adverse harm to the character of the Heritage Asset and character of the area.

e) Impact on neighbouring residential amenities

### ***Policy DM3 – General Amenity***

*In order to achieve a good living standard for future users of proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. Permission will be given for development where:*

*h. it can be adequately demonstrated that there is no safety risk to the public, and that development is appropriately protected from any existing facilities that may affect amenity; for example busy roads, waste water treatment works etc;*

The position of the Church is not directly opposite houses, and as such the panels will not result in loss of privacy, light, overlooking or outlook to the neighbouring properties. However, the main concern is regarding the safety risk to the public using the highway, which is explained below.

f) Highway safety

The Council acknowledges that the proposed solar panels incorporate an anti-reflective coating over the glass, which will help reduce light reflection and glare. However, the single storey nature of the building, site levels and sloping nature of the roads opposite, known as Fairlight Road and Saxon Road, will mean that the panels will generally align with the traffic driving down and in clear vision of those further up the road.

Solar panels are designed to absorb as much light as possible, however the nature of glass is such that when the sun is angled (i.e. not straight on) to the surface a certain amount of light is reflected. Solar pane glass is not a smooth surface and so this reflected light should be diffused, and under normal circumstances glint and glare is not an issue. However, in this case, Fairlight Road rises above the gutter line of the church roof. The pitch of the Church roof being at 52 degrees (from measurements taken from submitted drawings) and faced at 100 degrees, when the sun is at its pinnacle at midday, the potential reflection would be angled directly towards Fairlight Road. A glint and Glare assessment from Fairlight Road would certainly be helpful in this case as any reflection into driver's eyes coming down Fairlight Road would be potentially dangerous. It is noted that Saxon Road also rises above

the gutter line, however, the angle of the Church to Saxon Road means that potential glare would occur first thing in the morning and the sun should be too low in the sky for this to be a concern.

The agent has submitted an email arguing the need for a report due to the specification stating that the panels are anti-reflective, and whilst this is acknowledged in the section above, it is felt that due to the prominent position of the panels, the glint and glare report is still required to address any concerns raised.

The Highways Authority have been consulted regarding the matter and guided the local planning authority to the Online Minor Application Guidance 2017. However, after requesting further comments, the Highways Officer recommended a condition to ensure the solar panels include the anti-glare before being placed. This would be inline with the Council's condition for a glint and glare report.

#### g) Roof supports

A roof stability assessment has been requested but to date has not been provided by the applicant. This is to check that the roof of the listed structure is able to take the substantial weight of the solar panels. The scheme also proposes solar limpets as a form of fixing the panels to the roof and subject the structural stability of the roof, these are considered to be acceptable.

It is our understanding that solar rails need supporting normally every 1200mm and in normal roof constructions this is not an issue as the rafters are between 300 and 600mm apart. The agent has provided information stating that slates are supported externally and are of 'standard' size and are therefore supported on traditional timber battens. The email states that the battens cannot span any more than 600mm, and it is this constraint that determines the spacing of rafters. They support the battens, and therefore the slates, and so the rafters are set out at 600mm centres; sometimes at 400mm centres. Traditionally, the interior of the roof of the nave (from the latin 'navis' meaning ship) was kept open to its apex to present a lofty and grand appearance. The variety of timbers forming the construction were not wished to be 'on show' (slates, possibly felt sarking, battens and rafters) so a lining of timber boarding would be installed to give a clean and neat interior finish. Due to the size and weight of the roof, the span, and therefore the size of rafters is broken down by the use of purlins, and further, the span of the purlins themselves is broken down by the use of intermediate trusses. Whilst this information addresses our concerns on the rafters, we are unable to confirm the structure is suitable to support the proposal without a fixing plan and structural report on the building. We understand that structural reports are a cost that the Church wouldn't normally expend prior to planning permission, but a fixing plan is something a solar installer should be able to provide and will prove the system can be mounted safely and with due consideration to the underlying structure.

#### h) Environmental Impact Assessment

This development is not within a sensitive area as defined by Regulation 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and does not exceed the thresholds of schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

## 6. Conclusion

The proposal fails to comply with Policies DM1, EN1 and HN1 notwithstanding Section 12 of the NPPF and will result in harm to the significance and setting of the listed building, therefore permission should be refused.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

## **7. Recommendation**

### **Refuse for the following reasons:**

1. The proposed solar panels, by reason of their prominent siting on the front roof slope, their large unit size, general appearance, materials and finishes would introduce an alien feature onto a highly visible roof slope of this listed building. The proposals will harm the significance of this designated heritage asset and no clear and convincing justification has been provided for the harm that has been identified. The development fails to preserve the significance of Christ Church, a Grade II listed building, and so is contrary to NPPF paras 189 – 202.
2. The proposals fail to meet the requirements of adopted Local Plan Policies DM1, EN1 and HN1 because the new solar panels will harm the significance of a heritage asset. The proposed development will also significantly harm local townscape views around this part of Ore village centre, as the church roof is highly visible from the main road, and the streets that meet at the adjacent road junctions. The development fails to make a positive contribution to the quality, character, local distinctiveness and sense of place of the historic building and wider area. The proposed development will not protect and enhance local character and will have an adverse visual impact on the street scene, which is contrary to Policy DM1 of the Development Management Plan 2015 and paragraphs 127 and 130 of the National Planning Policy Framework .

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### **Officer to Contact**

Mrs M Botting, Telephone 01424 783252

### **Background Papers**

Application No: HS/FA/19/00889 including all letters and documents