

DRA/14126/20 – Mr and Mrs Eno

Installation of solar panels into roof Stonehill House, Stonehill Lane, Drayton

1.0 The Proposal

1.1 This listed building application seeks consent for the installation of six solar panels on the south facing roof slope of Stonehill House, Stonehill Lane, Drayton. The six proposed solar panels would be 1.64m high by 4.2m wide. The house is a Grade II listed building.

1.2 Extracts from the application plans are at **Appendix 1**

1.3 The application comes to Committee as the Parish Council supports the application.

2.0 Planning History

2.1 Planning permission was granted in September 2004 for the conservatory on the south elevation and permission was given for the installation of the solar panels on a pergola in August 2005.

2.2 Copies of the previously approved plans for the solar panels are at **Appendix 2**.

3.0 Planning Policies

3.1 Policy HE5 of the adopted Vale of White Horse Local Plan relates to alterations to listed buildings. Section 3.3 of PPG15 states that “Once lost, listed buildings cannot be replaced; and they can be robbed of their special interest as surely by unsuitable alteration as by outright demolition. They represent a finite resource and an irreplaceable asset. There should be a general presumption of the preservation of listed buildings.”

4.0 Consultations

4.1 Drayton Parish Council fully support the application stating: “Renewable energy facilities are to be encouraged”.

4.2 Oxfordshire Architectural and Historical Society – Listed Buildings Sub-committee objects: “The position proposed for the solar panels – the hipped roof above the south wing – together with the dimensions of the six panels themselves, totalling 4.2m in width and 1.6 m in height, will in our view be fundamentally damaging to this fine Listed Building.”

5.0 Officer Comments

5.1 The principal issue to consider in respect of this application is the impact of the installation of solar panels on the character of this listed building. Committee is required to have special regard to the desirability of preserving the listed building and its features of special architectural and historic interest. It is your Officer’s opinion that the proposal would cause harm to the character of the listed building.

5.2 Solar panels are acknowledged as being environmentally beneficial, hence the previous grant of planning permission for the solar panels on the pergola, but this does not alter the overriding need to consider their physical impact on this historic building.

6.0 Recommendation

6.1 *It is recommended that listed building consent is refused for the following reason:*

The proposed installation of solar panels on a principal roof slope of this Grade II listed building would harm the special architectural and historic interest of the building. The proposal, therefore, is contrary to Policy HE5 of the adopted Vale of White Horse Local Plan and the advice in PPG15.