

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Bromsgrove District Council	Installation of solar photovoltaic (PV) panels Parkside, Market Street, Bromsgrove, Worcestershire, B61 8DA	13.06.2023	23/00130/LBC

This application is being reported to the Planning Committee because the applicant is Bromsgrove District Council.

RECOMMENDATION: That Listed Building Consent be **GRANTED**

Consultations

Conservation Officer

- There would be some harm cause to the significance of the listed building as a result of installing solar panels on the hall roof, however this is reduced due to the fact this wing has already been altered to some extent and is considered to be less than substantial in the context of paragraph 200 of the NPPF.
- The introduction of renewable energy at the site and reduction of CO² by an estimated 12% per year as a result of the proposal would meet the required public benefit to mitigate the harm caused to the listed building.

Publicity

Site notice posted 22.02.2023 (expired 18.03.2023): no response received

Press notice published 31.03.2023 (expired 17.04.2023): no response received

Site Description

The application site is the Parkside building, located on the northern side of Market Street within Bromsgrove Town Centre. The building is Grade II Listed and is used as shared office space for a number of occupiers.

Proposal description

The application seeks permission for the installation of solar photovoltaic (PV) panels to the two south facing roof slopes of the building.

72 panels are proposed above the hall and 32 above the library. The panels would be plain black in colour.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

BDP20 Managing the Historic Environment

BDP22 Climate Change

Others

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Relevant Planning History

23/00435/FUL	Installation of solar photovoltaic (PV) panels	Pending	
13/0370	Works to encase asbestos material in service ducts, removal of service pipes, removal of asbestos from doors, removal of suspended ceilings, removal of external service pipes.	Approved	15.07.2013
13/04654	Change of use of building to form "one stop shop" office accommodation. Demolition works, alterations and extensions to include ground floor library wing with first floor office accommodation to southern boundary. Re-siting of wc pavilion to northern boundary to form new sub station building. Creation of associated works and parking provision (full application)	Approved	18.12.2013
13/0465	Change of use of building to form "one stop shop" office accommodation. Demolition works, alterations and extensions to include ground floor library wing with first floor office accommodation to southern boundary. Re-siting of wc pavilion to northern boundary to form new sub station building. Creation of associated works and parking provision (Listed Building Consent)	Approved	20.12.2013

Assessment of Proposal

Paragraph 158 of the NPPF sets out that local planning authorities should approve applications for renewable and low carbon development provided the impacts are (or can be) acceptable. Policy BDP22 of the adopted District Plan sets out that proposals for energy efficiency improvements on existing buildings will be encouraged.

The proposed solar panels would be located on the south facing roof slopes of the hall and library buildings, facing Market Street.

Views of the solar panels on the library roof would be minimal in the surrounding area, and as such are not considered to be visually detrimental within the context of the listed building.

The solar panels proposed for the hall roof however would be more visible within the context of the older, more architecturally significant original wing of the existing building.

The addition of the solar panels would introduce a level of harm to the original building composition. However this is considered to be less than substantial due to the existing alterations which have reduced the level of architectural significance to this part of the building, and the public benefit from the reduction in CO² by an estimated 12% per year.

Overall, it is considered that the proposed development complies with the provisions of the relevant policies of the adopted District Plan, the NPPF, Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would therefore be acceptable.

RECOMMENDATION: That Listed Building Consent be **GRANTED**

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following documents and drawings:
 - Site location plan as received 11.04.2023 - drawing number P2232/113
 - Proposed elevation plans as received 29.03.2023 - drawing number P2177.6.2
 - Solar flashings details as received 01.02.2023
 - PARKSIDE EASY PV SCHEMATIC REPORT as received 01.02.2023
 - Product detail report as received 01.02.2023
 - Product overview as received 01.02.2023

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Case Officer:

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