

Design Statement – visibility and the effect on the listed building

1. The roof on which the panels would be placed is on the rear of the property not facing the highway. It is a modern roof of natural mineral black slate on a significantly later extension to the original property. This roof is of the same material as the rest of the building and matches with the listed building next door. The roof is also concealed behind the main part of the building from the highway. The sight line from opposite the site can be seen to face woodland and very limited viewing from the next door property.
2. I would assert that the panels will not be visible from the highway.
3. In seeking to deliver the maximum reasonable amount of energy, I could have proposed to cover most of the roof in panels. However, I chose to stay below the top roof structure.
4. The proposal does no harm to the appearance of the setting of the listed building or the street scene. In years to come, any potential observers will become even more accustomed to solar panels and associate them for their positive contribution to the household budget, fuel security and carbon saving (provided that all installers avoid excess or poor pattern making).
5. The applicant notes that technology has improved greatly to the extent that Solar PV panels for domestic use take up less space to provide the same energy saving.
6. I am aware of the efforts of Kings Lynn and West Norfolk council in the area of renewable electricity generation in respect of their own property assets and I wish to support its efforts by establishing a reasonable installation on a 'listed' site. To be a replicable example, the installation needs to match on-site energy use, pay respect to its setting, and provide a reasonable return on investment. The property currently utilises air source heat pumps for central heating and hot water, and the use of solar panels to generate (and potentially store) electricity will complement this system.
7. The roof selected is a modern roof but with listed building consent required due to the listing (formerly a stable) as the original property with which it is associated (Narborough House) being listed. The panels will not impact on the listed building next door. It will not set a precedent for visible listed building roofs or for fully visible roofs within the curtilage of listed buildings.

Access Statement

1. There are no access problems. The panels can be installed to suppliers' specification with minimal scaffolding. Life expectancy is 25 years and maintenance is minimal, not requiring further scaffolding.