



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
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Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Chief Executive: John Mitchell

Mr C White
The Thatched Cottage Grange Green
Tilty Grange Road
Tilty
Great Dunmow
Dunmow
Essex
CM6 2EQ

Dated: 7 April 2014

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Application Number: UTT/14/0299/HHF

Applicant: Mr C White

Uttlesford District Council **Grants Permission** for:

Installation of 16 solar panels on roof of outbuilding at The Thatched Cottage Grange Green Tilty Grange Road Tilty Great Dunmow Dunmow Essex CM6 2EQ

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
LP	Location Plan	11/02/2014
BP	Block Plan	11/02/2014
GABLE END ELEVATION	Elevations (existing)	11/02/2014
SOLAR PANEL DETAILS	Other	11/02/2014

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005



Andrew Taylor
Assistant Director Planning and Building Control

Notes:

- 1
 - * This permission does not incorporate Listed Building Consent unless specifically stated.
 - * The alterations permitted by this consent are restricted to those specified and detailed in the application. Any alteration, demolition or re-building not so specified, even if this should become necessary during the course of the work, must be subject of a further application. It is an offence to carry out unauthorised work to the interior or exterior of a Listed Building in any way, which would affect its character.
 - * The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.
 - * The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).
 - * It is the responsibility of the owner to ensure that any conditions attached to an approval are complied with. Failure to do so can result in enforcement action being taken. Where conditions require the submission of matters to and approval by the local planning authority these must be submitted on form "Application for approval of details reserved by condition" available from the Council's web site www.uttlesford.gov.uk and accompanied by the correct fee.
 - * Your attention is drawn to the need to check with the Council's Building Surveying Section regarding fire-fighting access and the requirements of Section 13 of the Essex Act 1987.
 - * Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.
 - * If you intend to pipe, bridge or fill in a watercourse, as part of this development or otherwise, you need to contact the County Highways Authority.
 - * Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.
 - * If you are aggrieved by the decision of the Council to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, section 20 and 21 of The Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisement) Regulations 1992.
 - * If you want to appeal against the Council's decision then you must do so within 12 weeks if it is a Householder application, 6 months for Conservation Area Consent applications, Listed Building applications and all other planning applications or within 8 weeks in relation to Advertisement applications.
 - * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder application) of the date of this notice, whichever period expires earlier.
 - * The Inspectorate will publish details of your appeal on the internet. Please only provide information, including personal information belonging to you that you are happy will be

made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

* Appeals must be made using a form available from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk.

* If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 2 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

Delegated Officer Report Recommendation—

Application number: UTT/14/0299/HHF

Proposal: Installation of 16 solar panels on roof of outbuilding

Site Address: The Thatched Cottage Grange Green Tilty Grange Road Tilty Great Dunmow Dunmow

Applicant: Mr C White

Target Date: 25th March 2014

Expiry Date: 8th April 2014

Planning Policies:

ENV2 - Development affecting Listed Buildings

GEN2 - Design

NPPF - National Planning Policy Framework

Planning History:

Reference No.	Proposal	Decision	Decision Date
UTT/1031/97/LB	Demolition of part of single storey outbuilding, alterations to fenestration and internal alterations	Approve with Conditions	24th October 1997
UTT/1030/97/FUL	Single-storey extension	Approve with Conditions	24th October 1997
UTT/0777/96/LB	Demolition of front porch, out-building and flat roof extension. Erection of front	Approve with Conditions	10th October 1996

	porch and single storey		
UTT/0776/96/FUL	Erection of front porch and single storey side extension	Approve with Conditions	10th October 1996
UTT/0834/92/LB	Raising of existing chimney by 20"	Approve with Conditions	11th September 1992
UTT/0833/92	Detailed application for raising of existing chimney by 20"	Approve with Conditions	11th September 1992
UTT/1380/91	Proposed 1.50 metre high brick wall to form enclosed courtyard	Approve with Conditions	15th January 1992
UTT/0864/89/LB	Demolition of outbuilding and erection of a single storey extension and car port	Approve with Conditions	4th October 1989
UTT/0863/89	Erection of single storey extension and car port.	Approve with Conditions	4th October 1989
UTT/0638/88/LB	Incorporate existing outbuildings into main dwelling including demolition of some internal walls and existing wc	Approve with Conditions	13th June 1988

Neighbour Responses:

Neighbour Consultations	Contributors	Representations	Supporters	Objectors
0	0	0	0	0

Consultee Responses:

Consultee	Comments
Parish Council	No comments received
UDC Conservation Officer	No Objectons

Officer Report

NOTATION: Outside Development Limits, Grade II Listed Building

DESCRIPTION OF SITE:

The site comprises of a Grade II Listed detached two storey dwelling located to the south of Tilty Grange Road in the parish of Tilty. The dwelling has external materials of rendered walls under a thatched roof. The site includes various detached outbuildings which are incidental to the main dwelling house. The out building in question is situated opposite the main dwelling and is of a modern construction. Access to the site is via the driveway and includes off street parking. The site is bounded by dense hedgerow and mature trees.

DESCRIPTION OF PROPOSAL:

This application is in relation to the installation of 16 solar panels to the roof of the existing modern out building. The solar panels would be fixed to the rafters of the outbuilding and would be of a design normally seen in this type of development.

APPLICANT'S CASE including Design & Access statement: N/A

COMMENTS ON HISTORY:

Planning approval UTT/0863/89 (Erection of single storey extension and car port) this relates to the outbuilding/ carport of the proposed development.

CONSULTATIONS

Uttlesford District Council Conservation Officer- verbal representation: no objection, the solar panels would be installed to the existing modern outbuilding and would be of a sufficient distance to not have an adverse effect to the listed building

PARISH COUNCIL COMMENTS

No comments received (reply date 14/03/2014)

REPRESENTATIONS:

No neighbouring properties consulted.

COMMENTS ON REPRESENTATIONS:

N/A

PLANNING CONSIDERATIONS:

1) The main issues to consider in the determination of this application are:

Whether the proposal would have a detrimental impact on the setting of the listed building as outlined in Section 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (ULP Policy ENV2, NPPF).

2) Whether the design and external materials of the proposal would respect those of the original building and whether the character and appearance of the host building would be protected (ULP policy GEN2)

The Council's Conservation Officer has been consulted with regard to the proposals and has no objection. The proposals therefore would not have a detrimental impact to the historic fabric, character or appearance of the listed building. The proposal accords with Policy ENV2.

The solar panel would be situated to the front roofline to the adjacent modern outbuilding. The proposal would include materials that would normally be used in this type of development and as such would respect the appearance and character of the existing building and street scene. Therefore the proposal accords with policy GEN2

Conclusion

It is considered that the proposal is acceptable and complies with all the relevant development plan policies. It will not have a detrimental impact on the appearance of the host property and the character of the wider area.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Informative(s):-

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 - * Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.
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 - * Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.
-
- * If you are aggrieved by the decision of the Council to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, section 20 and 21 of The Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisement) Regulations 1992.
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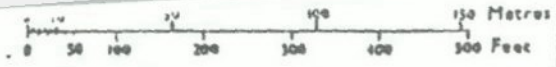
neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 2 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

Plans

Plan Ref	Version	Received
LP		11th February 2014
BP		11th February 2014
GABLE END ELEVATION		11th February 2014
SOLAR PANEL DETAILS		11th February 2014

112300



Note: This is an office copy
be subject to minor distortions

H.M. LAND REGISTRY

UTT/1380/91

EX 3

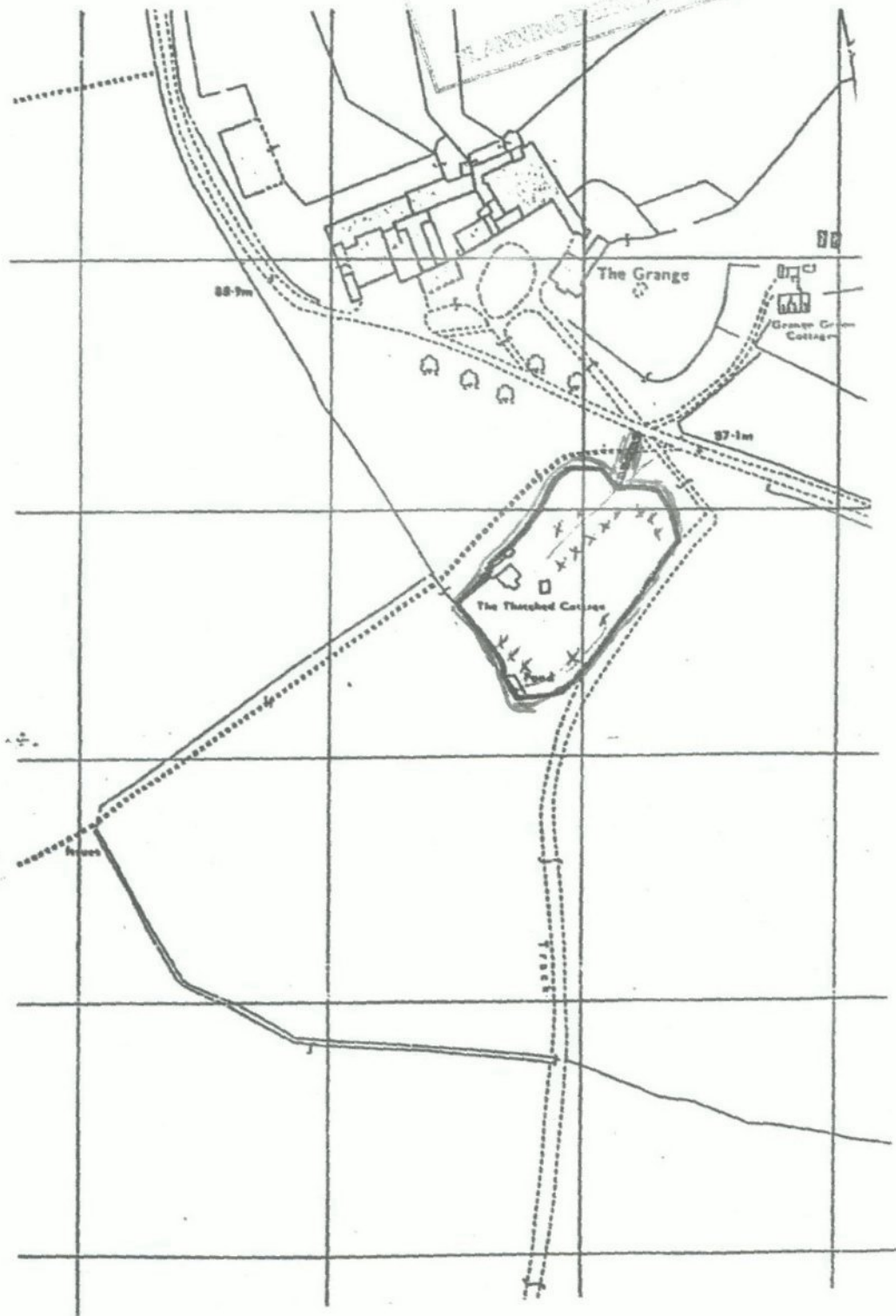
ORDNANCE SURVEY
PLAN REFERENCE

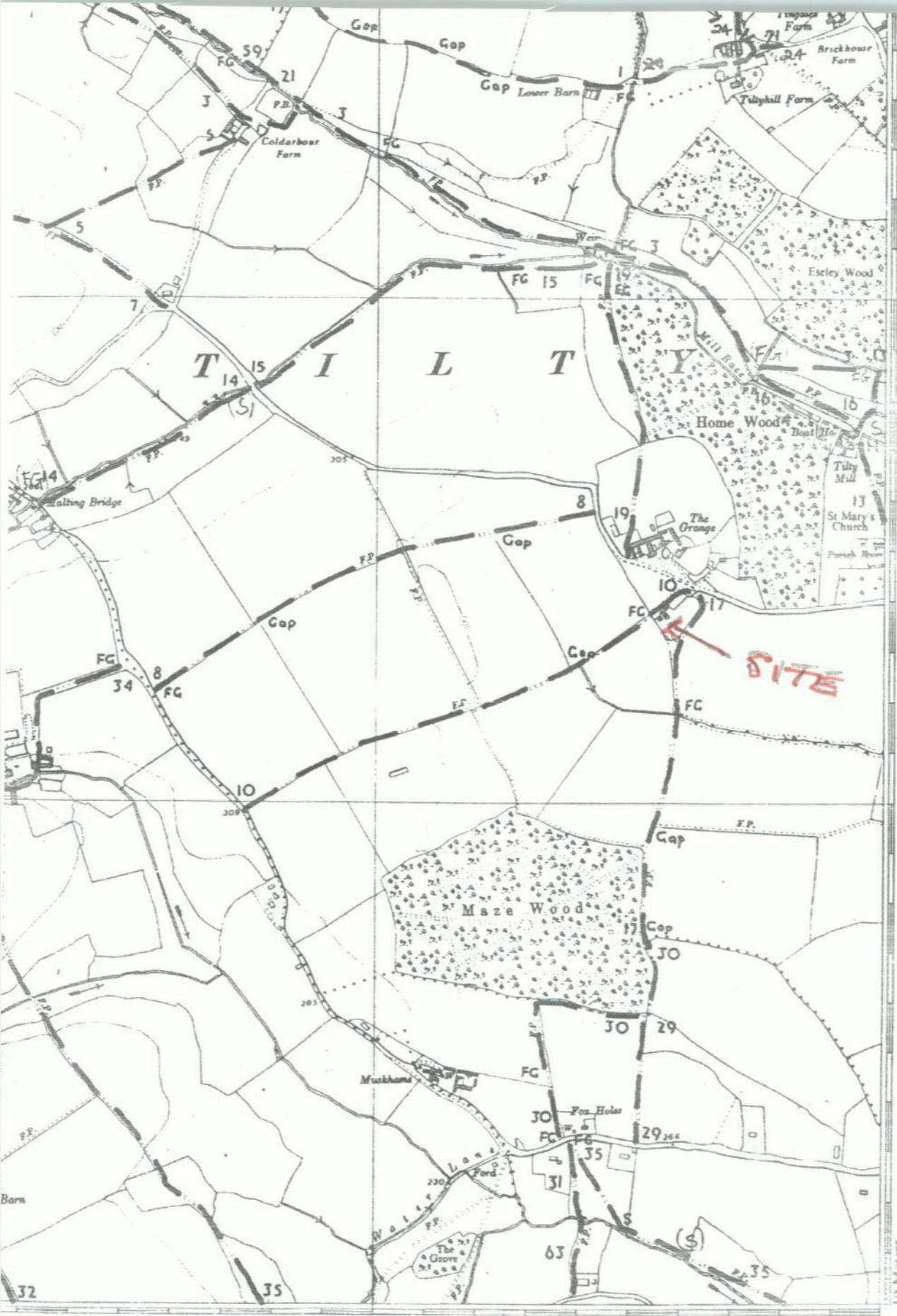
TL 5926

COUNTY ESSEX

DISTRICT UTTLESFORD

REGISTERED
DISTRICT OFFICE
22 10/1991
LANDS REGISTRY





UNMOW RD

27

26

GREAT EASTON P.I.

1:25,000

Furlongs 0 1 2 3 4 5 6 7 8

3000

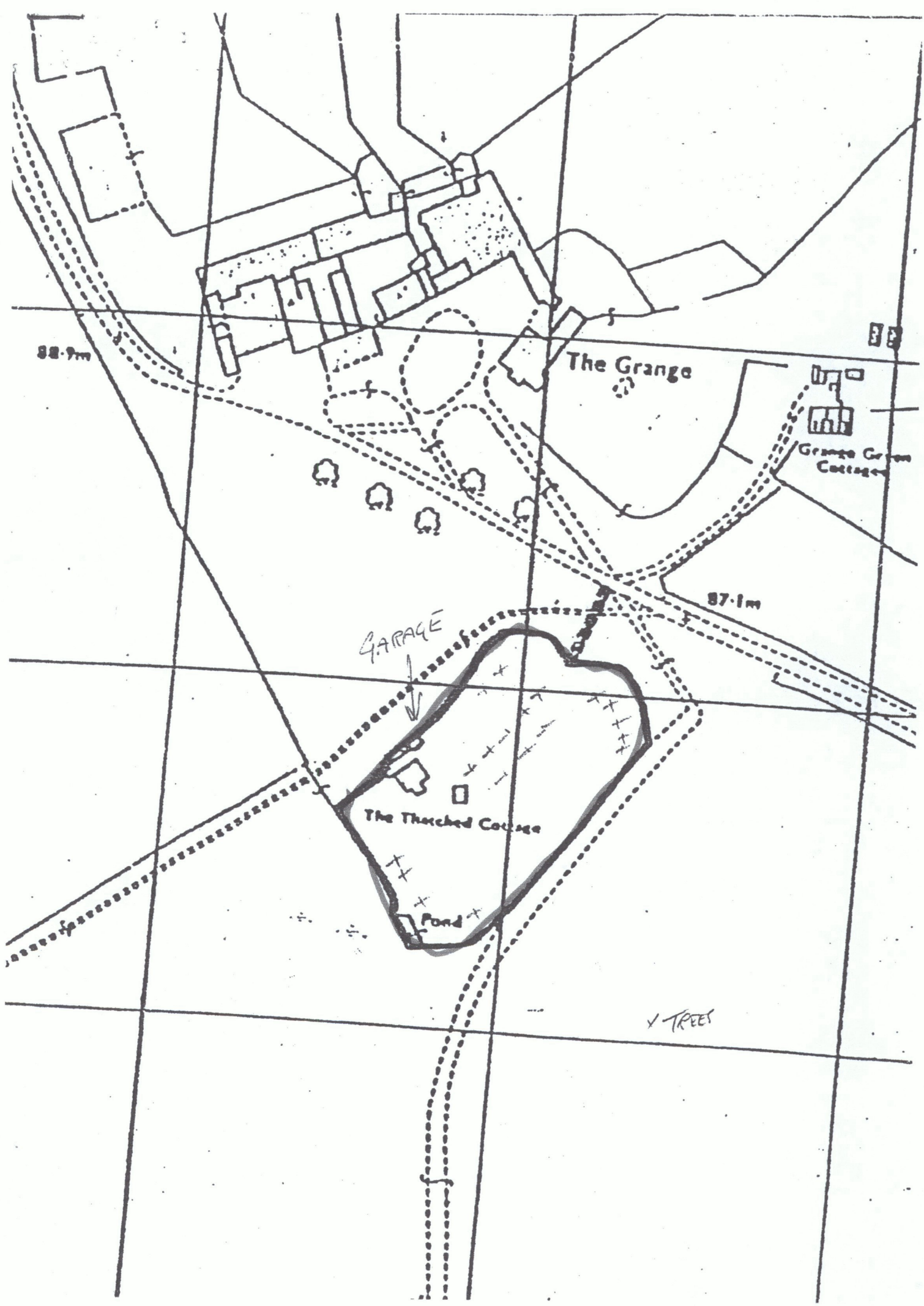
4000 Yards

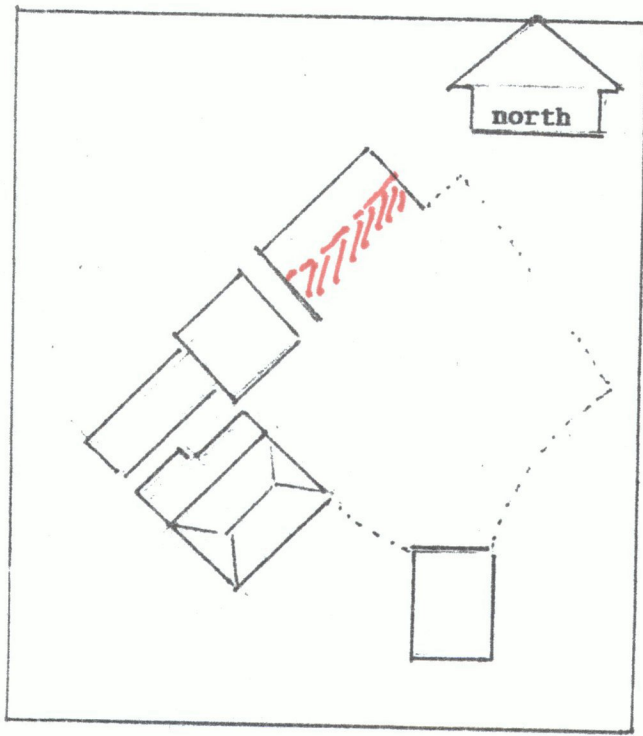
09
K.W.

T I L T Y
SITE

59

LONG 0° 19'E





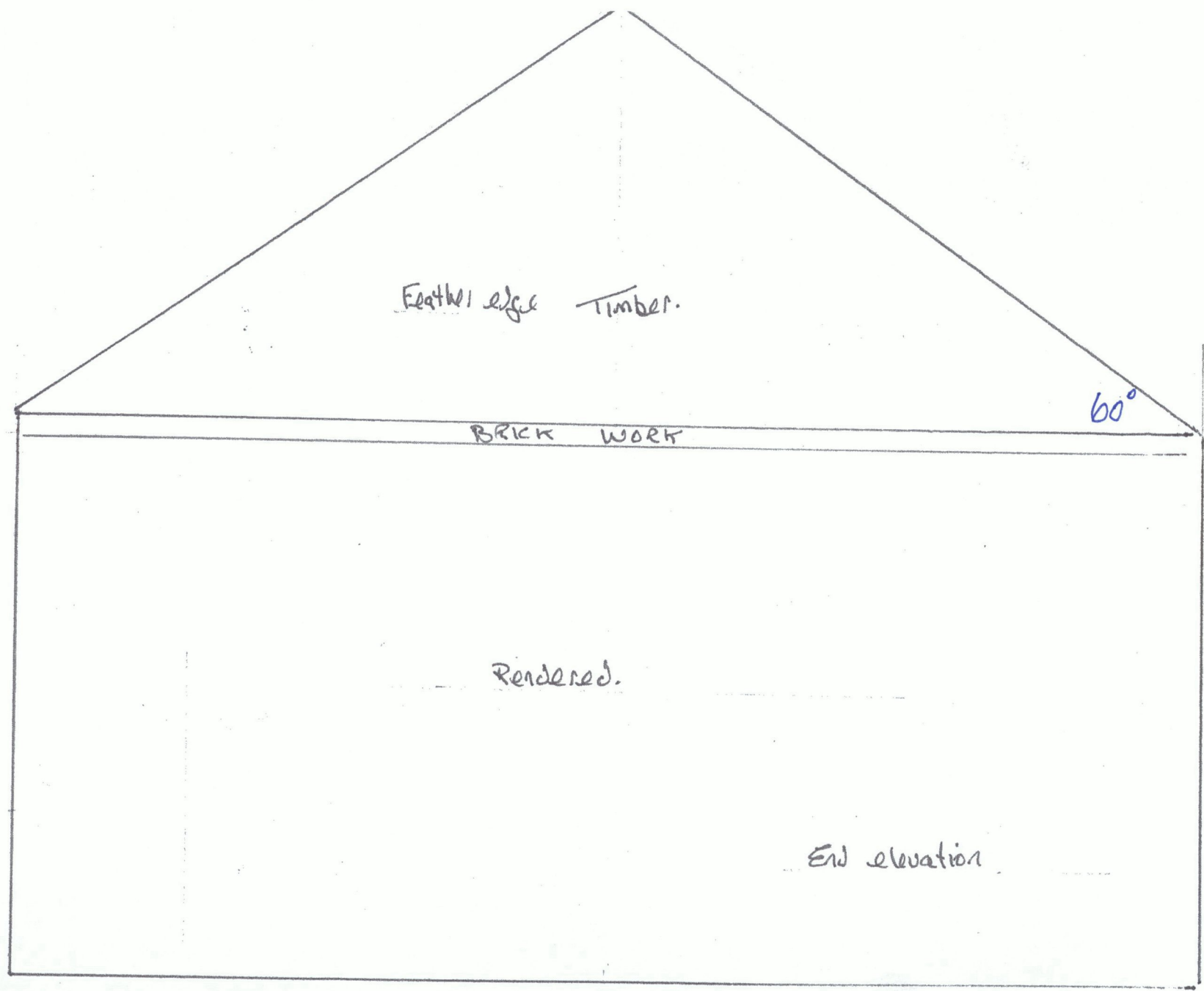
EXISTING BLOCK PLAN 1 = 500

Root. Belgian Cantiles

6'

Open front built garage. front elevation

8'



Feather edge Timber.

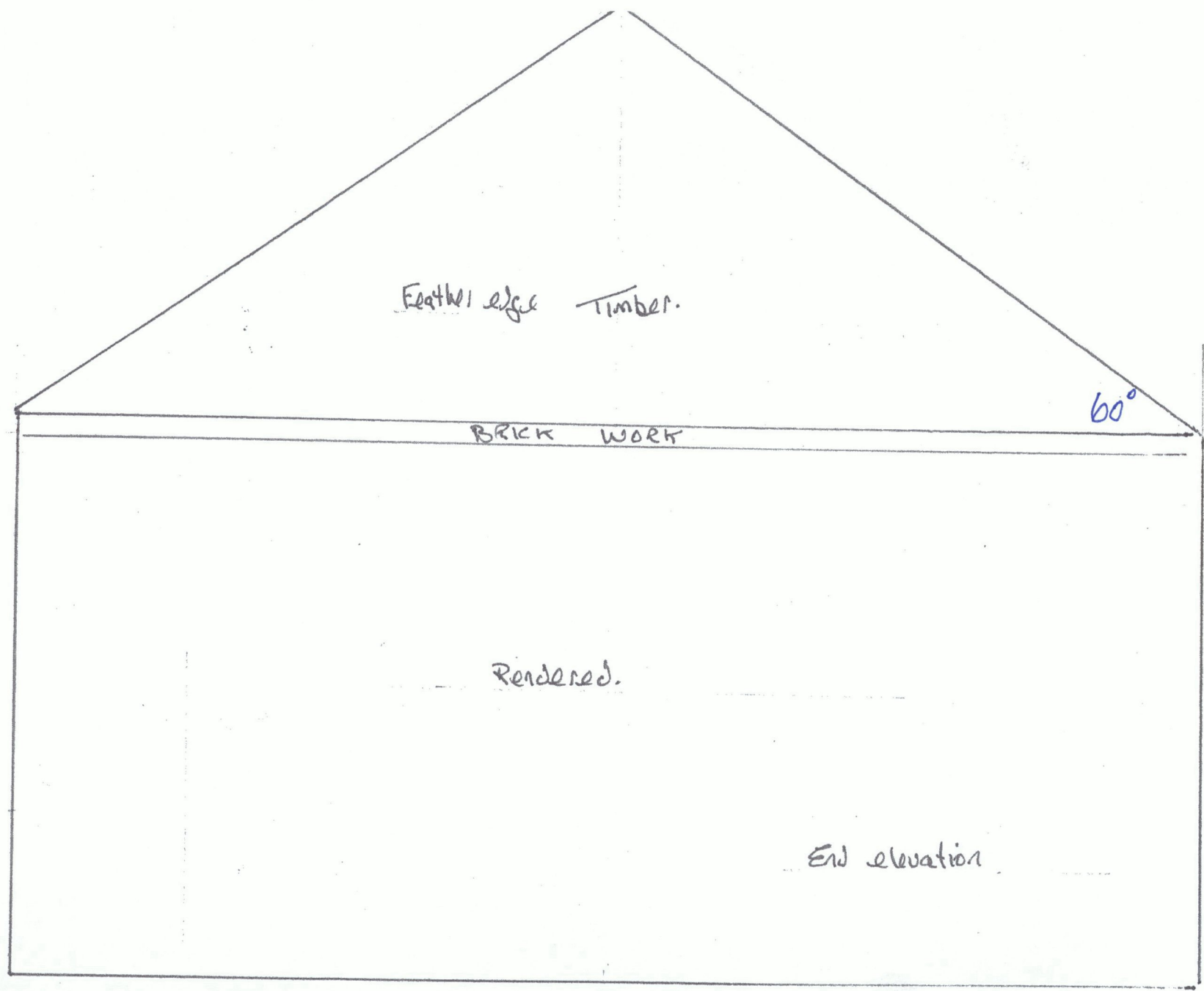
60°

BRICK WORK

Rendered.

End elevation

1" to 1/2"



Feather edge Timber.

60°

BRICK WORK

Rendered.

End elevation

1' to 1/2"

Sunmodule[®] Plus SW 260 – 275 mono black



Produced in Germany,
the center for solar technology



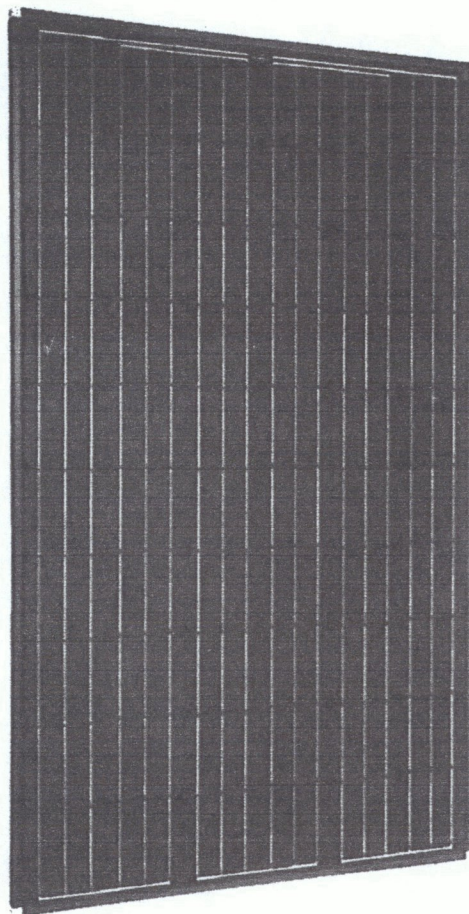
TUV Power controlled:
Lowest measuring tolerance in industry



Sunmodule Plus:
Positive performance tolerance



25 year linear performance warranty and
10 year product warranty



SolarWorld AG relies on Germany as its technology location, thereby ensuring sustainable product quality.

The TUV Rheinland Power controlled inspection mark guarantees that the nominal power indicated for solar modules is inspected at regular intervals and thus ensured. The deviation to TUV is maximum 2 percent.

The positive power tolerance guarantees utmost system efficiency. Only modules achieving or exceeding the designated nominal power in performance tests are dispatched. The power tolerance ranges between -0 Wp and +5 Wp.

With its linear performance warranty covering a period of 25 years, SolarWorld guarantees a maximum performance degradation of 0.7% p. a., a significant added value compared to the two-phase warranties common in the industry. Therefore, the service certificate offers comprehensive protection for your investment in the long term.

Sunmodule[®] Plus SW 260 – 275 mono black

PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

		SW 260	SW 265	SW 270	SW 275
Maximum power	P_{max}	260 Wp	265 Wp	270 Wp	275 Wp
Open circuit voltage	U_{oc}	38.9 V	39.0 V	39.2 V	39.4 V
Maximum power point voltage	U_{rpp}	30.7 V	30.8 V	30.9 V	31.0 V
Short circuit current	I_{sc}	9.18 A	9.31 A	9.44 A	9.58 A
Maximum power point current	I_{rpp}	8.56 A	8.69 A	8.81 A	8.94 A

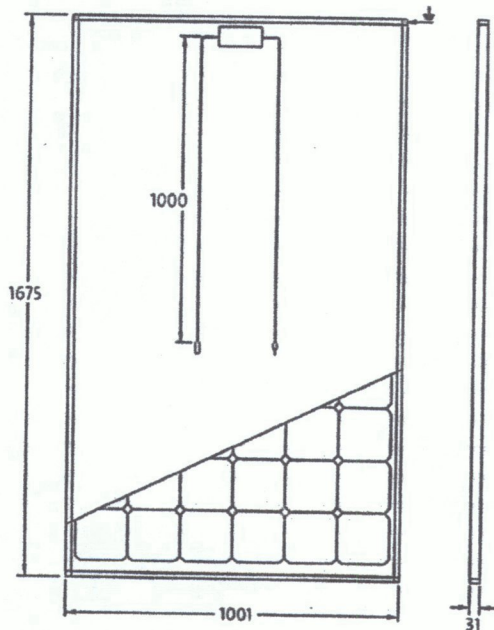
Measuring tolerance (P_{max}) traceable to TUV Rheinland: +/- 2% (TUV Power controlled)

*STC: 1000W/m², 25°C, AM 1.5

PERFORMANCE AT 800 W/m², NOCT, AM 1.5

		SW 260	SW 265	SW 270	SW 275
Maximum power	P_{max}	192.3 Wp	195.9 Wp	199.4 Wp	203.1 Wp
Open circuit voltage	U_{oc}	35.2 V	35.3 V	35.5 V	35.7 V
Maximum power point voltage	U_{rpp}	27.8 V	27.9 V	28.0 V	28.1 V
Short circuit current	I_{sc}	7.42 A	7.53 A	7.63 A	7.75 A
Maximum power point current	I_{rpp}	6.92 A	7.02 A	7.12 A	7.22 A

Minor reduction in efficiency under partial load conditions at 25°C: at 200 W/m², 100% (+/-2%) of the STC efficiency (1000 W/m²) is achieved.



DIMENSIONS

Length	1675 mm
Width	1001 mm
Height	31 mm
Frame	Black anodized aluminum
Weight	21.2 kg

COMPONENT MATERIALS

Cells per module	60
Cell type	Mono crystalline
Cell dimensions	156 mm x 156 mm
Front	4 mm tempered glass (EN 12150)

THERMAL CHARACTERISTICS

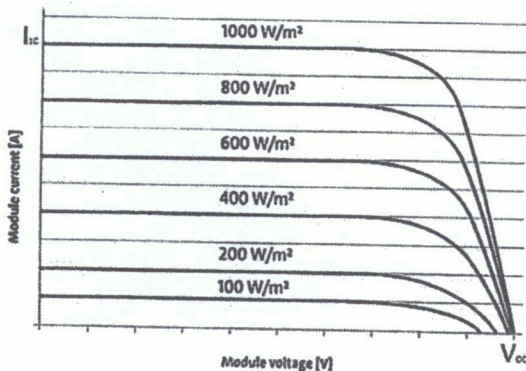
NOCT	48 °C
TC I_{sc}	0.004 %/K
TC U_{oc}	-0.30 %/K
TC P_{rpp}	-0.45 %/K

ADDITIONAL DATA

Power sorting	-0 Wp / +5 Wp
J-Box	IP65
Connector	MC4 / KSK4

PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Maximum system voltage SC II	1000 V
Maximum reverse current	16 A
Load / dynamic load	5.4 / 2.4 kN/m ²
Number of bypass diodes	3
Operating range	-40 °C to +85 °C



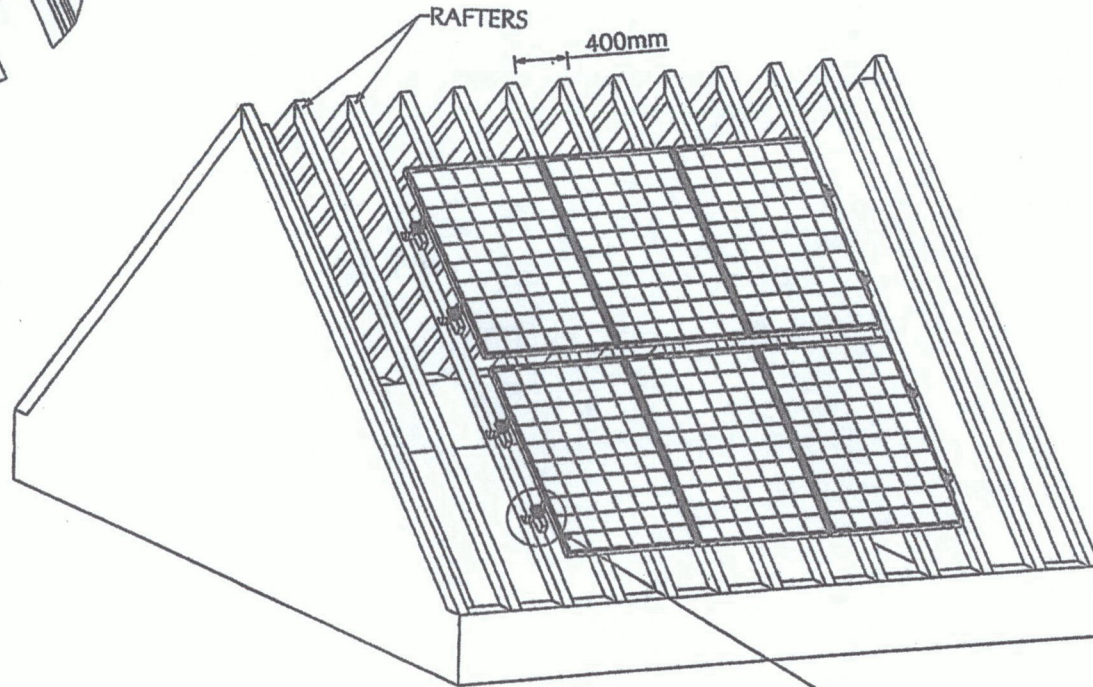
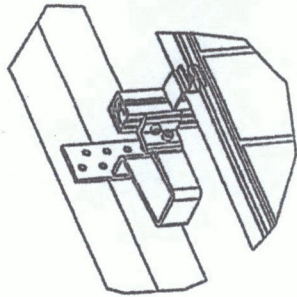
- Ammonia resistance tested
- Periodic Inspection
- Power Controlled



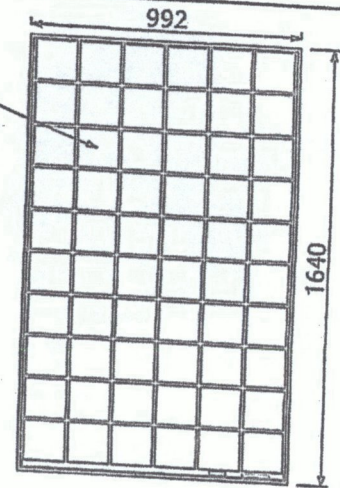
- Qualified, IEC 61215
- Safety tested, IEC 61730
- Periodic Inspection
- Blowing sand resistant



DETAIL B
SCALE 0.150



SOLAR PANEL



SEE DETAIL B

ISSUE	MODIFICATIONS	OCN	APPD	DATE	NOTES

DO NOT SCALE
IF IN DOUBT ASK



Dimplex renewables
Dunlceer, Co.Louth, Ireland.

DRAWN BY G.MURRAY	DATE 12-OCT-10	SCALE	HOLE TOL +/-0.05	GEN TOL 0 +/-0.4
APP'D BY	DATE	DIM IN mm	ANGLES +/-0.5°	0,0 +/-0,2 0,00 +/-0,1
MATERIAL N/A	FINISH N/A		R.o.H.S. All material must comply with the requirements of European Directive 2002/95/EC on the restriction of the use of certain hazardous substances.	

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PROJECT: SOLAR PV
TITLE: SOLAR PANEL 2 X 3
400mm RAFTER SPACING
DRG NO: NO. OFF: **A3**
Sht 2 of 2