

**From:** Alex Coy <ACoy@melton.gov.uk>  
**Sent:** 24 May 2022 03:51:38  
**To:** dms.development.management@melton.gov.uk  
**Cc:**  
**Subject:** FW: 22/00326/FULHH - Conservation Comments 1  
**Attachments:**

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**From:** Toby Ebbs <tebbs@melton.gov.uk>  
**Sent:** 20 May 2022 17:56  
**To:** Alex Coy <ACoy@melton.gov.uk>  
**Subject:** RE: 22/00326/FULHH - 2 Goadby Road, Waltham

Hi Alex,

I have scrutinised the submitted plans and I offer the following guidance.

Conservation objects to the proposal for PV panels on the front elevation of 2 Goadby Road. This is for the following reasons:

- 2 Goadby Road is recognised as a non-designated heritage asset with a high survival of original features, including coursed, squared ashlar stone walling, flat arched voussoirs with advanced keystone, stone hood moulds and timber casement windows with tripartite glazing bars. Most importantly of all it retains original rosemary clay tiles and these would be wholly obscured by the PV panels. This would amount to less than substantial harm to the character of the non-designated heritage asset
- The new PV panels would be highly prominent when viewed from the streetscene of the Waltham conservation area and would amount to less than substantial harm to the character and appearance of the conservation area. The harm would be compounded by virtue of the fact that the pv panels are sited on a traditional property, thereby setting a harmful precedent for further accretions on traditional properties throughout the Waltham Conservation Area.
- The property is located in close proximity to two listed buildings; firstly the Royal Horse Shoes pub which is directly opposite, constructed from the same stone and thereby deriving group value from the host property. Secondly, the former Marquis of Granby pub which is located in the wider setting. The new PV panels would appear highly abrasive and would cause less than substantial harm to the setting of the Royal Horse Shoes pub and further harm to the setting of the former Marquis of Granby.

There are three levels of harm that would be caused by the use of PV panels on the host dwelling, most significantly to the setting of the adjacent pub which is built in the same palette of vernacular materials and derives group value from the adjacent non-designated heritage assets - of which 2 Goadby Road is amongst the foremost significant contributor. Secondly the impact on the character and appearance of the conservation area; I accept that PV panels are sometimes visible in CA's, however it is each case on its own merits and in this instance there is an important cluster of historic buildings in matching materials that are well preserved and every attempt should be made to keep it that way.

Toby

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**From:** Alex Coy <ACoy@melton.gov.uk>  
**Sent:** 14 May 2022 17:40  
**To:** Toby Ebbs <tebbs@melton.gov.uk>  
**Subject:** 22/00326/FULHH - 2 Goadby Road, Waltham

Hi Toby,

Are you able to provide me comments on the above application please. This is for 8 solar panels on the front elevation roof slope that faces the Goadby road. Firstly, it is within a conservation area and secondly on the other side of the road is the listed pub building. I'd really appreciate your thoughts on whether the solar panels will have a significant impact firstly on the conservation area, due to its location but secondly on the setting of the listed building.

If you could provide some comments that 25<sup>th</sup> May that would be appreciated.

Kind regards,

**Alex Coy**  
**Planning Officer**

**(He/Him/His)**

Tel: 01664 502566

Email: [acoy@melton.gov.uk](mailto:acoy@melton.gov.uk)

**My working hours are as follows; Development Management (Mon, Tues, Wed am) and Planning Policy (Wed pm, Thurs, Fri).**



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