

Design and access statement

Whilst it is my opinion that the installation of biomass heating and PV panels is inappropriate for this building and is likely to amount to an “unacceptable alteration” to the character of the building, in order to apply to register the property with a listed building EPC exemption, I need to obtain a formal listed building decision.

The steeply pitched pantile roofs are on the west and east of cottages 3 & 4 and the gable end is on the north of cottage no 4.

The enclosed Solar PV System proposal shows the PV panels on the west side / front roof overlooking the village green. This is the most energy efficient location.

The east/ rear elevation would be significantly less energy efficient and the steeply pitched pantile roof on the east side extends handsomely not only over the second floor of the building but also over the first floor making it an unusual and attractive feature.

The flue of the biomass boiler projecting from the roof would in my opinion be an eyesore wherever it is placed on the roof .

I believe that it is in the best interests of the building for it to be in use and occupied.

I am aware that the current regulations permit the renting out of a commercial property with an E rating but they also make it an offence to continue to let or rent out a commercial after 1st April 2027 unless it has a rating of C or higher. The penalties that can be imposed on landlords are substantial, ranging from between £10,000 and £150,000 . The rental market is not currently buoyant and for the security of the business of our potential tenant it is necessary for them to be offered a lease term which extends beyond 1st April 2027. According to the most recent guidance a listed building exemption will last for five years.

I am aware of our current Prime Minister’s recent promise to relax these regulations, but even if he is successful in implementing this promise there is no certainty that the changes will remain - I am aware that an environmental enthusiast is already threatening to apply for a judicial review to set aside this change and the Labour party are likely to tighten up the regulations if they have the opportunity.