

Richard & Helen Foster

60 Church Street, Willingham, Cambridgeshire, CB24 5HT

Application number 24/00089/HFUL

Proposal: Installation of 16 inline solar panels and 4 Velux heritage conservation windows into the slate roofs of both the modern buildings (the garden room and the garage).

Additional information provided in response to your letter dated 12 January 2024

Please find attached copies of the Design and Access Statement and Heritage Impact Assessment, both dated May 2021, which were submitted in support of the application for planning permission which was subsequently approved on 23 July 2021 (your reference 21/02248/HFUL).

The contents of these documents remain relevant, with the only material change being that, as noted in the current application for planning permission (for information only), it is no longer proposed to raise the roof of the garage roof, or install the Juliet balcony.

You have requested an updated heritage statement in support of the current application for planning permission, to include the following:

THE NATURE OF THE ASSET

Please describe the history, character and appearance of the heritage asset, eg listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

Response:

The descriptions requested are all included in the Heritage Impact Statement attached. We are not aware of anything that needs to be added.

THE EXTENT OF THE ASSET

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

Response:

The descriptions requested are all included in the Heritage Impact Statement attached. We are not aware of anything that needs to be added.

THE SIGNIFICANCE OF THE ASSET

Please describe the archaeological, architectural, artistic or historic importance of the asset. This should include for example the age, phases of development, layout, appearance, particular features or characteristics, materials and construction or potential for archaeological remains.

Response:

The descriptions requested are all included in the Heritage Impact Statement attached. We are not aware of anything that needs to be added.

THE PROPOSED WORKS

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

Response:

This application relates solely to the installation of inline solar panels into the slate roofs of the two modern buildings (the garden room and the garage), with consequential changes to the number and location of the Velux windows, as previously described.

The panels are to be inset into the slate roofs, with the layout shown in the drawing already submitted in this application. The design and scale of the panels is standard and is detailed in the solar panel proposal already submitted in this application. From a design perspective, the panels are to be inset, so that the only visible material will be the glass upper surfaces, thus having an appearance similar in nature to the inset Velux heritage conservation windows (as already in use elsewhere in the property, and as already approved).

There are no associated landscaping works, no additional internal works, and no new foundations or other ground disturbance.

THE IMPACT ON THE ASSET

Please describe the impact your proposal has on the significance.

Response:

Other than an internal upgrade to the electricity supply and consumer unit, this proposal does not involve any changes to the principal listed farmhouse. There will be no impact on the appearance of the farmhouse itself, or on its presence and appearance in the street scene of the Willingham Conservation Area.

The panels are to be installed in the roofs of the two modern outbuildings to the rear of the property, being the garage (built approximately 20 years ago), and the single storey garden room (currently under construction). Both buildings are to be roofed in slate (samples already approved), with the Velux heritage conservation windows (already approved) and the solar panels inset so that they are inline with the slate roofs.

Great care has been taken to develop a sensitive design so that, in common with other examples where panels are inset (as opposed to retrofitted onto an existing roof), and with the windows, panels and slates all being black or grey, the panels will blend in nicely with the other elements. A picture showing a general impression of the windows set within the slate roof is attached (copied from the Velux website), and the panels are intended to be similarly presented.

In terms of the nearby listed buildings (Osborne House and the Barn behind No 60) they will be unharmed. Osborne House is across the street from No 60, principally overlooks the old farmhouse, and not the side elevations with the windows and panels. The barn behind No 60 also has slate roofs with various Velux type windows and an area of inset glass, so the design for the roofs of the garage and garden room are commensurate with and sympathetic to the design and appearance of the roof of the Barn behind.

In summary, the proposals represent a sensitive design that will reduce the cost and carbon footprint of generating the energy required to inhabit a listed building, to maintain a listed building in a good state of repair, and in way that has little impact on the farmhouse, the neighbouring heritage assets, or the street scene of the Willingham Conservation Area.