

Heritage Team Response

Date – 10/8/2022

APP/22/00426 – 1 Old Barn Gardens, Waterloooville

Background

No. 1 Old Barn Gardens is located in a small development of modern housing located on Lovedean Lane. At the entrance to the development, there is a single storey flint barn with a clay tile roof and wooden style stable doors. This serves as an ancillary outbuilding to No. 1 Old Barn Gardens.

Proposal

Installation of solar panels to south facing roof of Flint Barn.

Legislative and Policy Context

Para 203 of the NPPF states 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment:

The outbuilding, a former agricultural building, has been identified as a building of local historic interest given its historical association with Cottage Farm. It clearly has some historic value given its traditional materials – flint and clay tiling, particularly in comparison to the modern development which surrounds it, other than No. 143 Lovedean Lane which was likely to have been the former farmhouse.

There are currently two, conservation style roof lights on the south facing roof slope which is visible from Lovedean Lane. The proposed solar panels would protrude 120mm above the tiles and would be made up from 40mm of PV panel and 80mm of air gap. They would be positioned in 2 x banks of 9 no. panels.

The number of panels proposed would result in the majority of the clay tiles roof slope being obscured and as a result, the historical significance of the building would be harmed to a degree. Whilst this building is not statutorily listed, it is classed as a non-designated heritage asset. It would therefore be harmful to obscure such a large expanse of roof with the panels proposed. However, it is recognised that the need for renewable energy is increasing and therefore a compromise could be reached whereby a smaller number of panels could be proposed, perhaps the bank of panels closer to Old Barn Gardens? This would help to retain the visual character of the building. I am happy to comment on any amended plans which are submitted as part of this application.

Conclusion

Holding objection subject to the number of panels being reduced.

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