

H/22/93563 – Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, SO30 2HH.

26.08.2022. update – the listed building consent application has now been received, which includes a design and access statement with which I cannot agree. The garage is now included in the listing as a curtilage building (it being within the curtilage of the listed building) and if the photograph had been taken a metre or two further forward one would see the end of the heritage asset, so both buildings together, hence it affecting the setting of the listed building and my following comments apart from the LBC reference.

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Context.

Moorgreen Farmhouse is listed Grade II which includes everything within and including the boundary treatment. On that basis there should be a Listed Building Consent application to go with this one, particularly as this application will affect the setting of the heritage asset as it is so close.

The Proposal.

The idea is to fix ten solar panels to both the east and west roof slopes of the new garage building sited to the south-east of the farm house that has been carefully constructed using materials to match the listed granary building to the south-west of this plot.

Given the current and prospective situation regarding energy sourcing and CO2 emissions, one can only be sympathetic to the proposal, however the application does not include any detail of the panels to be used or their installation. Historically most panels have had bright aluminium frames but black ones are now available which should be used here. Also a lot of installations have been set well off the roof, which looks quite ungainly and not suitable in this context so close to a listed building.

As those panels on the west elevation are within a few feet of the historic asset, it would be preferable for them to be re-sited to say a cat slide framework on the east elevation – that is to say a framework projecting the existing roof slope down to the ground over the hedge to hold the panels. Fencing could protect the installation from any livestock in the paddock.

Conclusion.

While one is sympathetic to the idea, those panels on the west elevation will have a harmful effect on the setting of the listed building and it would be far preferable to have them elsewhere. Serious consideration should be given to an alternative siting for these panels. Holding objection.

24.08.2022.

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