

CLIENT:

Mr A. Clifford

TITLE:

Planning & Heritage Statement

PROJECT:

Erection of solar panels to a Listed Building.



DATE:

07.04.2025

REF:

283-24-R1

Rev. A

LOCATION:

Fox House Farm

Moor Lane

Netherthong

Holmfirth

West Yorkshire

HD9 3UP

Company No. 11767012

Hinchliffe
Architecture & Design Ltd
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1.0 INTRODUCTION

1.1 This application is submitted in support of a householder and full planning application the erection of a solar array to the existing roofscape of the existing Grade II Listed dwelling and a ground mounted array located to the North of the site.

1.2 The property is the applicants primary residence.

1.3 Fox House farm is Grade II Listed and is located within the Greenbelt.

1.4 The proposals seek to provide sustainable carbon neutral energy provision whilst ensuring the existing Grade II Listed dwelling is not affected.

2.0 ASSESSMENT OF SIGNIFICANCE

2.1 Fox House Farm is Grade II Listed List Entry Number 1313587

2.2 The listing states the following;

“Formerly 2 handed dwellings, with adjoining barn at 90° to west (now all one dwelling). Mid to late C18. Deeply coursed millstone grit. Quoins. Stone slate roof with gable copings on moulded kneelers. House: near symmetrical facade. Two central doorways, one part blocked, with deep lintels and quoins. To each side is one 4-light stone mullioned window slightly chamfered and with outer mullions removed. Over doorways is modern timber canopy. To first floor are two 4-light stone mullioned windows and central 2-light window. Barn: East elevation: large doorway (glass infill) with segmental arch and quoins to left side, the right side being flush with house. To left is recent 3-light window to each floor. West elevation: large doorway with deep lintel, opposite main doorway, blocked and part obscured by later building. Listing NGR: SE 13234 09531”

2.3 Fox House Farm is a traditional stone farm house originally consisting of two dwellings and an attached barn perpendicular to the dwellings. Originally called Moor Lane farm, first records show it was built pre-1854. In 1879 a freehold farm called Moor Lane Farm was sold as two lots which consisted of 13 acres of land with houses and farm buildings. Viewing the available historic maps the existing building can be seen clearly and is labelled on the 1854 and 1893 maps as ‘Moor Lane Farm’ until between 1970 and 1982 when it was renamed as Fox House Farm before being listed in August 1983.

2.4 The dwelling benefitted from an approved Planning and Listed Building consent application which was granted in March 2016 and implemented shortly after. The extension is modern in appearance and has been sympathetically designed to not detract from the historic significance of the heritage asset.



3.0 PROPOSALS AND JUSTIFICATION

3.1 The proposals are for the erection of 6No. roof mounted solar panels on the modern extension element of the existing dwelling and a ground mounted array of 21 panels located in to the North East paddock.

3.2 Given the heritage significance of the existing dwelling, solar panels have been discounted on the roofscape of the original building to ensure no detrimental impact to the heritage asset. Given the modern addition and orientation of its roofscape, it is found to be the most suitable location for roof mounted solar panels and will have little impact on the original building.

3.3 Whilst 6No. solar panels are proposed to the dwelling roofscape, this is insufficient to provide a meaningful energy generation as a stand alone system. As such, it is proposed a ground mounted array is positioned to the rear of the property in an used paddock.

3.4 The existing paddock is the ideal location for the ground mounted array as it is flanked to the East by existing boundary walls, flanked to the South by the existing dwelling and is not visible from any location other than on our clients private land.

3.5 The proposed ground mounted array doesn't not require any physical base or foundation and is secured by a ballast system (weighted down). As such, once the panels have reached the end of their lifespan then can simply be removed and the location will immediately revert back to untouched Greenbelt. No permanent structures, engineering operations or hardstanding are required.

3.6 The proposed ground mounted solar array has been chosen due to its shallow pitch ensuring no glare or reflection can have any impact on the immediate or wider surroundings.

3.7 The location of the proposed ground mounted solar array has been chosen to ensure it is a sufficient distance away from the Listed Building not to be viewed in context nor detract from it, is an appropriate distance away from the protected tree (TPO in place) yet is not positioned in an isolated location. The location allows for maximum solar generation due to the South- Easterly orientation.

3.8 A 1.1m post and rail fence is proposed to enclose the area to ensure any future livestock cannot come into physical contact with the solar equipment and is typical boundary treatment within the greenbelt.

3.9 Given the Listed Building status and ensuring the proposals do not cause any harm to the heritage asset we believe a ground mounted array accords with very special circumstances for development in the Greenbelt and ensures the sustainability of the existing dwelling/heritage asset.



4.0 Planning Policy

This proposal is in accordance with the following National and Local planning policies;

NPPF;

14. Meeting the challenge of climate change, flooding and coastal change.

158. When determining planning applications for renewable and low carbon development, local planning authorities should:

- a) Not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognize that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) Approve the application if its impacts are (or can be made) acceptable.

Kirklees Local Plan

Policy LP26 Renewable and low carbon energy. Renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:

- a) the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;
- b) the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;
- c) the statutory protection of any area would not be compromised by the development;
- d) any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;
- e) any significant adverse effects of the proposal are mitigated by wider environmental, social and economic benefits. Where the above criteria are met, the council encourages dialogue with local community groups promoting community renewable and low carbon energy schemes.

5.0 AGENT REQUEST

5.1 Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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