

<b>Reference:</b>	PA/2025/361	<b>Application Type:</b>	Planning Permission
<b>Address:</b>	Providence House, Holydyke, Barton upon Humber, DN18 5PR	<b>Description:</b>	Variation of condition to amend design to include additional 2no rear dormers and installation of solar panels to front and rear roof slopes
		<b>Date of Response:</b>	22/4/2025
		<b>Case Officer:</b>	Emmanuel Hiamey

**Heritage/Conservation Considerations:**

**Designated Heritage Assets:**

Barton upon Humber Conservation Area

**Non-Designated Built Heritage Assets:**

Stamps Barn

Providence House

**Advice/Comments:**

The application is to amend the design of the approved new office building from application PA/2021/803, which is now partly constructed.

Limited information has been provided with the current application. In preparing these comments a walk around of nearby streets was undertaken on 7<sup>th</sup> April 2025.

Under PA/2021/803 several 3D images / renders were provided that suggest the uppermost parts of the roof would not be a visible feature of the building, however on site the roof slopes where solar panels are proposed would be a visible feature – see photograph below from Holydyke.



No detail is provided about the type of solar panel or the intention of how these would be installed. The provided drawing suggests these would be an “on roof” solution in that these would be installed on top of the roof once constructed. Clarification over these details is required.

Such a method of installation would make the solar panels stand out through protruding from the roof, additionally in the amount proposed factors such as glint and glare do not appear to have been considered.

In this location there are two unlisted buildings of townscape merit sitting close to the new office building. These are identified in the conservation area appraisal as ***the most notable unlisted buildings in this part of the conservation area.***

Providence House is a notable building with multiple historic uses dating to 1854 the office is being constructed within its historic grounds.

Stamps Barn is an interesting building, it is notably old and has a mixed use past, dating at least to the 18<sup>th</sup> century. It has a very prominent roof structure, noted in the conservation area appraisal to make a ***“major contribution to the character of the conservation area”.***

The new office building sits between these two buildings and is seen in conjunction with both buildings from multiple locations along Holydyke and Chapel Lane, it is less prominent from Chapel Lane.

It is considered the amount and style of solar panels here would be a visually distracting feature in here, giving rise to harm to the setting, and views of the identified unlisted historic buildings and the appearance of Barton’s conservation area.

Mitigation is required here to reduce that harm which is less than substantial due to the impact upon the roofscape of Holydyke, impact on setting and appearance of conservation area.

Consideration also needs to be given to the precedent that would be set of the amount of solar panels proposed in a visible location within the conservation area.

Mitigation could take the following form:

- Revision of the application to omit the solar panels on the front facing elevation towards Holydyke and amendment of the solar panels proposed to the rear to be either “solar slates” or “in roof” solar panels that sit flush with the roof tiles.
- Revision of the application to use “solar slates” and not solar panels. resulting in the overall appearance of a slate roof as has been approved under PA/2021/803 but with the added PV element required as part of this application. This option would enable solar panels to be used on both roof slopes.

The local planning authority is required to pay special attention to the desirability of preserving or enhancing the character of conservation areas under Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990.

The Case Officer should also consider Paragraph 212, 215 and 216 of the NPPF which state:

**212.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important

the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**215.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**216.** 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.

**Relevant Legislation/ Policy/ Guidance**

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72  
North Lincolnshire Local Plan Adopted 2003 Policy HE2  
National Planning Policy Framework Para 208, 212, 215

<b>Reviewed by:</b>	Felix Mayle MA Dist IHBC	<b>Date:</b>	22/4/2025
---------------------	--------------------------	--------------	-----------