

Application No: 11/01624/LB	Ward: Bloxham and Bodicote	Date: 02/12/2011	Valid:
Applicant:	FSG Property Services Ltd		
Site Address:	Bodicote House, White Post Road, Bodicote		

Proposal: Installation of 3 no. solar PV arrays

1. Site Description and Proposal

- 1.1 The application site is the offices of Cherwell District Council, a modern 3 storey office building with a shallow pitch roof set within the grounds of the historic Grade II listed Old Bodicote House. The site is not within the Conservation Area, but attached to the listed building and considered to be curtilage listed as a result.
- 1.2 The proposal is for the installation of three arrays of solar panels to different sections of the roof of the main building (those which are the most Southerly facing). This is one of a number of similar schemes for Council buildings across the district.
- 1.3 The application is before the Committee as the Council has an interest in the land and buildings.

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice and site notice. The final date for comments was 05 January 2012.
- 2.2 No third party contributions were received.

3. Consultations

- 3.1 Bodicote Parish Council – no objections
- 3.2 Conservation Officer – no objections

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS5: Planning for the Historic Environment
- 4.2 Regional Policy in the South East Plan 2009:
BE6 – Management of the historic environment
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
Policy C18 – Development proposals affecting a listed building

5. Appraisal

- 5.1 As Old Bodicote House is a Grade II listed building, the main office building is considered to be curtilage listed. As a result the proposal must be considered in terms of its impact on the setting and significance of the listed building.
- 5.2 Given the modern appearance of the office building and the ultimately temporary nature of solar panels, it is not considered that this juxtaposition is unacceptable or harmful to the setting or significance of the listed building.
- 5.3 Special regard has been paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses; the proposal is not considered to be contrary to this aim or that of the relevant policy and is therefore considered acceptable. In addition, the proposal is considered, on balance to be minor and sympathetic to the architectural and historic character of the building.
- 5.4 As such, the proposal is considered to comply with relevant national, regional and local policies and is recommended for approval.

6. Recommendation

Approval, subject to the referral of the application to the Secretary of State and the following conditions;

- 1) SC 1_5A (Time for implementation)
- 2) That the development shall be carried out strictly in accordance with the plans and documents submitted with the application and the materials and finishing details included therein.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with government guidance in PPS1 – Delivering Sustainable Development.

Summary of Reasons for the Grant of Planning Permission and Relevant Development Plan Policies

The Council, as Local Planning Authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The proposal is acceptable on its merits as it is considered on balance to be minor and sympathetic to the architectural and historic character of the building. Special regard has been paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses; the proposal is therefore in accordance with government guidance contained in PPS5 – Planning for the Historic Environment, Policy BE6 of the South East Plan 2009 and Policy C18 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and listed building consent granted subject to appropriate conditions, as set out above.

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