



Officer Report

Application Number:	HGY/2023/1152
Application Type:	Listed building consent (Alt/Ext)
Address:	Trinity Primary Academy, Bounds Green Road, Wood Green, London, N22 8ES
Proposal:	Listed Building Consent for the installation of 19 No PV solar panels with a maximum output of 6.93 kWp. The panels will be installed on the internal tiled pitched roof.
Case Officer:	Sarah Madondo
Valid Date:	26/04/2023
Applicant:	Mr Mike Robinson
Agent:	Mr Mike Robinson

RECOMMENDATION

Approve with Conditions

Proposed Development

Listed Building Consent for the installation of 19 No PV solar panels with a maximum output of 6.93 kWp. The panels will be installed on the internal tiled pitched roof.

Site & Surroundings

The Trinity Primary Academy is Grade II Listed and within the boundary of the Trinity Gardens Conservation Area. The listing description from Historic England states that the school was built in 1899 to designs by Mitchell and Butler in a Queen Anne Revival style.

CONSULTATION RESPONSE

LBH Conservation Team - Subject to the relocation of the solar panel, the proposal would be acceptable.

MATERIAL PLANNING CONSIDERATIONS

Impact on Listed Building / Conservation Area

As noted above the subject property is a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004. The 1990 (LBCA) Act requires local planning authorities to "have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections 16 (2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72).

The requirements of Local Plan policy SP12 'Conservation' and adopted policy DM9 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
- relates sensitively to the original building; and
- not adversely affect the setting of a listed building

The proposal is for the installation of 19 solar panels to be installed on the internal tiled pitched roof. The location of the solar panels has been amended since submission as the conservation officer advised that the applicant should seek for alternative location for the solar panels which is less visually prominent. The applicant has amended the proposal and the solar panels would be installed on the internal tiled pitched roof as per amended drawing (SOR-008114/17 REV A). Therefore, it is considered that as amended the proposed panels would not result substantial harm to the significance of the Grade II listed building and would not have detrimental impact on Trinity Gardens Conservation Area.

Overall it is considered that proposed works therefore will not negatively impact the character or appearance of the listed building or harm its significance. In context of the recent case on Barnwell Manor, the Council's duty to consider whether new development preserve or enhance the character of heritage assets has been emphasised. In this instance, it is felt that the proposed development would have no impact on the significance of the listed building and would be considered necessary to preserve the building for a sustainable future use. As such, the works would preserve the original character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

The scheme is, therefore, acceptable in compliance with the above policies. The proposal is therefore considered to preserve the character and appearance of the listed building and of the Trinity Gardens Conservation Area. The proposed development is considered to comply with Policy DM1, DM9 & DM12 of the Development Management Development Plan Document (Adopted July 2017), Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies (Adopted 2017) and Tottenham Green Conservation Area Appraisal and Management Plan. It also accords with the relevant policies of the London Plan 2021.

Energy and sustainability

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through onsite renewable energy generation. DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

The proposal is for energy efficiency measures which are supported by officers as it would be in line with both local and national policy on green initiatives.

Conclusion

The proposed development is considered acceptable as the proposal would provide environmental benefits and preserve the character and appearance of the listed building and of the Trinity Gardens Conservation Area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.