



23 Field Lane, Letchworth Garden City

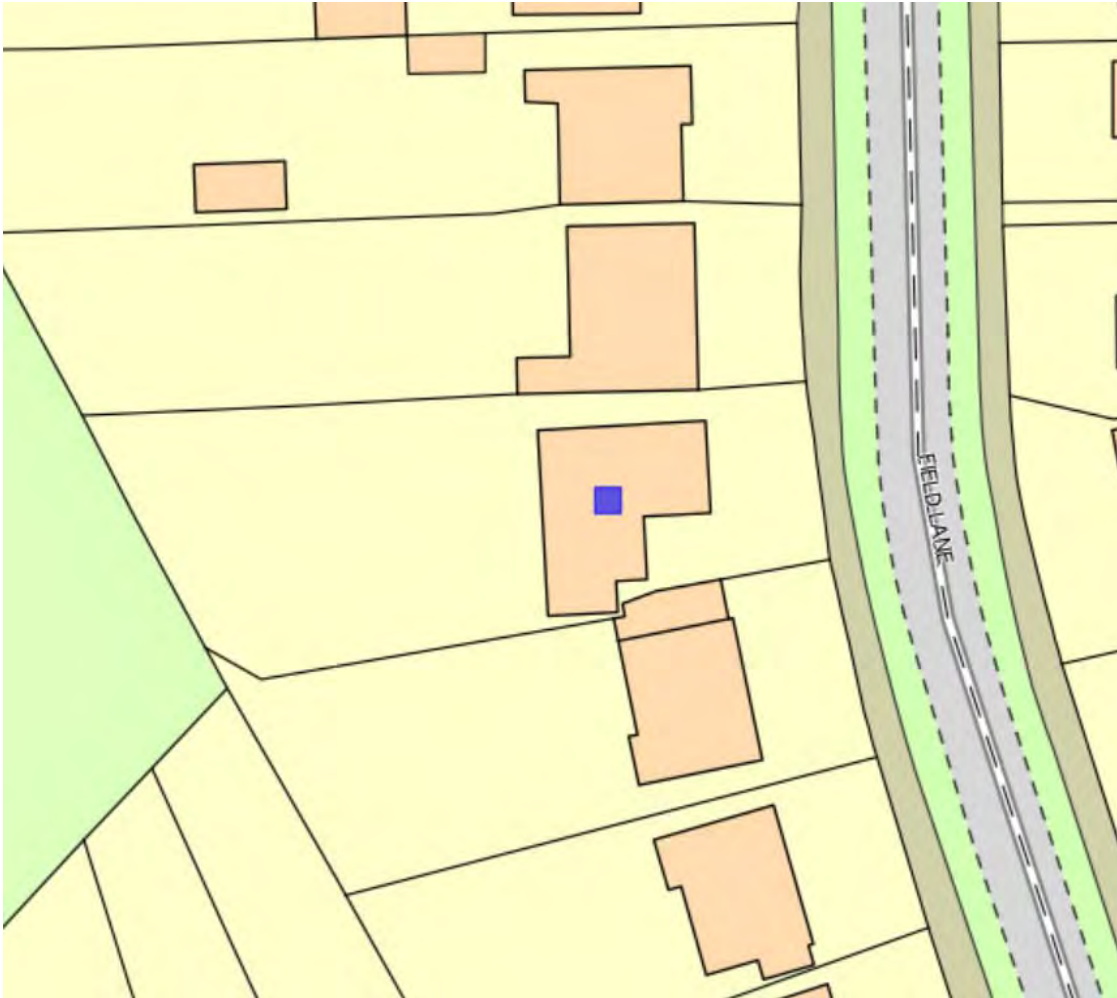
Report to:	Advisory Management Committee	
Date of Meeting:	19 th January 2023	
Agenda Item:	6b)	
Applicant		
Application for:	An application for: PV Panels	
Tenure:	Scheme of Management	
Author:	– Heritage Advice Service	
Status:	For Review: Yes	
Character Area/HoSI:	Heritage	
Proposal:	Erection of PV Panel Array to side gable	
Appendix A	Site plan	

Appendix B	Proposals	
Appendix C	Refusal letter and HAC meeting comments.	
Appendix D	Request for AMC and supporting statement.	
Appendix E	Photographs.	
NHDC Planning Application:	Not applicable	
Recent HF Site history:	Insertion of 3 rooflights to single storey rear extension	Decision Date APPROVE May 2021
Review of Application:	The AMC is asked to review the decision to refuse consent for a PV Array to the south side gable roof which would be contrary to the Design Principles	
Design Principles (key points):- Updated PV guidance	<ul style="list-style-type: none"> • Panels should not be located on any street facing roof pitches 	Non-compliant
Case Officer Design Comments:	<p>The homeowner applied for two sets of PV panel arrays. Due to the orientation of the property being gable end to the street, the panels were proposed to be sited on the original side roofline as well as an array on a later modern extension which also sits gable ended to the street.</p> <p>Following site visits and discussions with HAC, a split decision was made. The panels to the rear modern extension and a panel tucked behind the chimney to the rear of the original roofline were granted consent. However, the array to the original roofline was refused due to the impact on the property and the streetscene.</p> <p>Field Lane is in the heart of the Heritage Character Area. The impact of PV panels to the streetscene may at an individual building level appear to be inconsequential but the cumulative impact of arrays to side elevations visible from the street scene would have a negative impact on the Garden City. The steep red plain tile roofscape is an important characteristic of Letchworth and the approval of an array to this</p>	

	<p>property would set a precedent which could result in a loss of this important roofscape.</p> <p>The application was considered by HAC on two separate occasions. The application was submitted as the Team were reviewing their advice on PV Panels. The Team were aware that the advice, especially in the Heritage Character Area was very restrictive.</p> <p>The HAC advised that the Team negotiate and try to find alternative locations for the array such as to the rear elevation or in the garden. Neither location proved to be appropriate and efforts were made by the applicant to locate more panels on the extension but concerns over the added weight to the roof plane ruled this out.</p> <p>The case was then reconsidered at the HAC meeting on 21st October and the HAC carried out a site visit. The HAC decided that a compromise needed to be reached between the request of the homeowner and the impact of the panels to the property and the streetscene.</p> <p>The HAS team have recently reviewed and updated the Design Principles for PV panels. The 2015 guidance was extremely restrictive and there has been a significant shift in advice within the 2022 guidance. With regard to PV panels, the HAS need to strike a balance between retaining the overall appearance of the Garden City alongside the need for a more sustainable community.</p>	
<p>Applicants statement:</p>	<p>The applicant has provided further information in support of their application.</p> <p>The Foundation are aware of the environmental issues facing the Garden City, but they are also aware of the responsibilities attached to maintain and ensuring the retention of the special character of the Garden City.</p> <p>The applicant is right to point out that PV panels should be retro fitted to older properties and an array has been allowed to their property.</p> <p>The cases pinpointed are to _____ where a solar heating panel array was allowed in 1986.</p>	

	<p>In the case of _____, the array has replaced an earlier array. This was a very difficult case, as due to its location, the property does not have a traditional rear elevation that would be suitable for the siting of panels. The application was considered by HAC. It was felt that it would be unreasonable for the application to be refused.</p> <p>The commercial building shown is in the town centre and the array on show is to the rear of the building which respects the Design Principles</p>
<p>Case Officer Summary:</p>	<p>The HAS team are tasked with ensuring the retention and protection of the appearance of the Garden City. The Foundation acknowledges the need for PV Panels but has to continually find a balance between the two.</p>

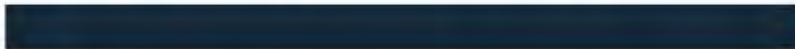
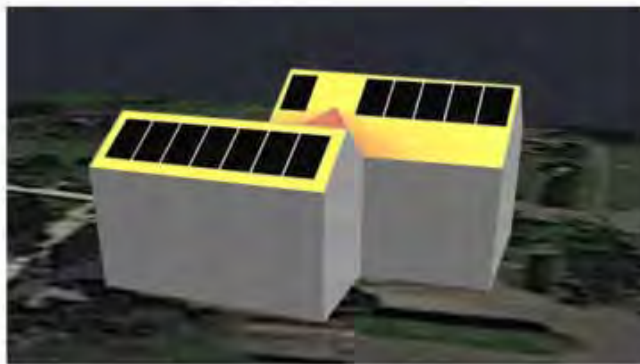
Appendix A – Site Location



Appendix B – Proposals



YOUR SOLAR PV SYSTEM DESIGN



Here At [Redacted] Our Mission Is To Change The Way We Use Energy 1 Solar Panel At A Time. By Making Solar Energy Both Affordable & Accessible to All.



YOUR SOLAR PV SYSTEM DESIGN



System Size (kWp)
6.24

Annual Generation
6133.92



Appendix C – Refusal letter and HAS Team meeting minutes

Our Ref: 39186
Date: 25th October 2022

23 Field Lane
Letchworth Garden City
Hertfordshire
SG6 3LF

Dear

**PV panels to Side Elevation,
23 Field Lane, Letchworth Garden City**

The application for the above proposal was considered by the Householder Applications Committee at its meeting on 21st October 2022.

At this meeting the Committee took into account all of the issues raised and after careful consideration the decision was to refuse consent for the proposal, as it contravened our Design Principles, for the following reasons:

The Design Principles state: panels must not be positioned on the street facing elevations of a building or be visible from the street

I know this decision is disappointing; therefore, we would be more than happy to discuss alternatives, to achieve a proposal acceptable to both parties.

Should you not agree with this decision, you can choose to seek for your application to be reviewed by the Advisory Management Committee who will report their findings to the Trustees. Should you wish to proceed with this, please can you ensure that we receive your written confirmation within 6 months of the date of this letter. You may also wish to provide a written statement in support of your review.

Please refer to our website for further information:

letchworth.com/your-home/application-process

Should you have any further queries, would like to discuss the decision, or amend your proposal please contact [redacted] on the number below.

Yours sincerely

Heritage Advice Service Manager
home@letchworth.com
Tel: 01462 530335

Letchworth Garden City Heritage Foundation, One Garden City, Broadway, Letchworth Garden City, Hertfordshire SG6 3BF
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Meeting Notes

Letchworth
Garden City
Heritage Foundation

Subject: Householder Applications Committee Meeting
Date: 23rd September 2022
Voting Members:

Heritage Advice Service:

Notes

AMC:

The Committee notes the entry:

23 Field Lane – PV panels

The Committee discussed a recent application and agreed that pending further discussion between [redacted] and the applicant, the application may be referred to HAC

Meeting Notes

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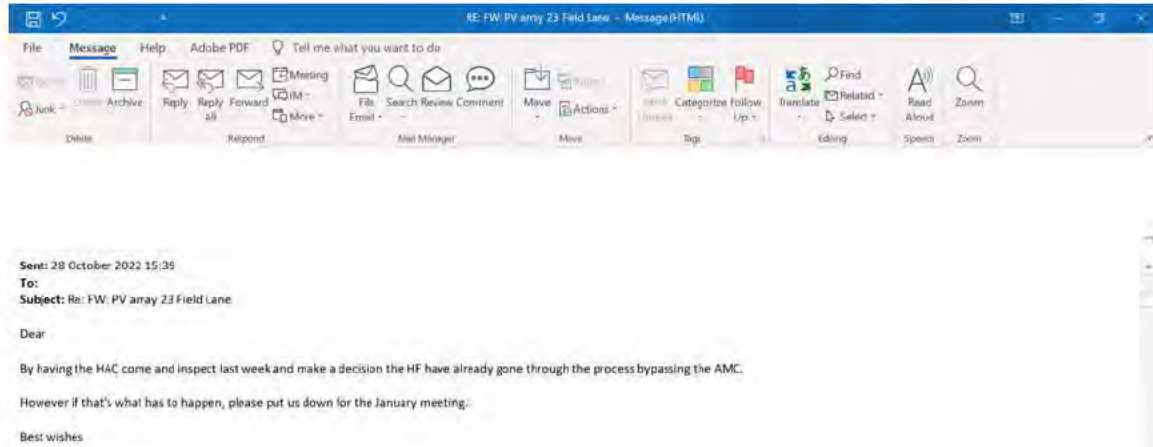
Apologies:

AOB**23 Field Lane – PV panels**

- The Committee commented that although the proposed PV panels would not be facing the road they would be visible from the road.
- ... commented that the applicant is not willing to reduce number of panels as they wish to be self-sufficient and they are proposing to install the most efficient solar panels available.
- ... confirmed that the PV panel manufacturer has advised that increased panels on the extension may be too heavy.
- The Committee agreed to approve panels on the rear of the house and extension but to rear refuse the panels visible from the street.
- The Committee agreed that they would approve a proposal for more panels on the rear of the house and on the rear extension.

The HAC agreed that the application shall be granted a split decision

Appendix C – Request for AMC and supporting statement attached at end of report



Appendix D – Photographs

