

2F 18 Grange Terrace EH9 2LD

Planning Application 20/00277/FUL

COMMENT from Grange Association

28 February 2020

The Grange Association has reviewed application 20/00277/FUL and requests that further information be presented prior to approval by the Planning Department.

18 Grange Terrace is a C-listed property, on the end of the terrace and therefore with all elevations visible from Grange Terrace, Blackford Avenue and Oswald Road. We recognise that this planning application will require a subsequent application for Listed Building Consent but we consider further clarification of the visual effect of the proposals is necessary at this stage, given the location of the property on a prime site in the Grange Conservation Area.



18 Grange Terrace, seen from Oswald Road, across Blackford Avenue (Google streetview Oct-2012)

The Grange Association is generally supportive of proposals to install renewable energy generation for domestic use, as part of a drive to reduce carbon emissions nationally. This proposal is for a large installation of 22 solar PV panels, with a combined output of 7.4kW, which is significantly greater than most domestic installations.

We note page 16 of the Council's "Listed Building and Conservation Areas (Feb 2019)" guidance:

The installation of renewable energy technologies should be carefully sited in order to protect the architectural integrity of the listed building. Poorly located renewable energy technologies can be visually intrusive and will not be acceptable where they detract from the character of the building. They should not be visible from public view.

They may be acceptable in the following locations:

- On the ground to the rear of the building.
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- In the internal valley of a roof, provided that no part projects above the ridge.

It is not apparent from the documents submitted by the applicant whether the proposals comply with this guidance. Specifically, there are no elevation drawings with the application to indicate the extent to which the panels will be visible from the south, west, and north. The "System Technical Details" sheet includes an indication of the panels being angled at 7° to the horizontal but it is not clear how this should be interpreted, nor the effect on the viewed elevations. The sentence in the application form "They would not be visible from the street" does not suffice.

We request that the applicant be required to submit full elevation drawings to indicate the final appearance, over the full height of the property, of the installation from all sides, including a clear specification of the inclination of the panels to the horizontal.

Grange Association
28 February 2020