



RIBBLE VALLEY
BOROUGH COUNCIL

07 NOV 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110931P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:			
Company name:	5 STAR SOLAR LTD						
Street address:	HAME FARM				Country Code	National Number	Extension Number
	MOSS LANE				Telephone number:		
	LOSTOCK GREEN				Mobile number:		
Town/City:	NORTHWICH				Fax number:		
County:					Email address:		
Country:					darren@fivestarsolar.co.uk		
Postcode:	CW9 7TG						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	john	Surname:	wright		
Company name:	john w wright						
Street address:	THE STUDIO				Country Code	National Number	Extension Number
	4 MALT KILN ROAD				Telephone number:	01565 723676	
	PLUMLEY				Mobile number:	07940837956	
Town/City:	KNUTSFORD				Fax number:		
County:	Cheshire				Email address:		
Country:	United Kingdom				john.wright@johnwrightsurveyor.co.uk		
Postcode:	WA16 0TS						

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

INSTALLATION OF 21 SOLAR PANELS TO SOUTH ROOF SLOPE OF FORMER BARN

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name: DUTTON HALL
Street address: GALLOWS LANE
RIBCHESTER
Town/City: PRESTON
County:
Postcode: PR3 3XX

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 366207
Northing: 436795

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

320090474P

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: ADRIAN Surname: DOWD

Reference:

Date (DD/MM/YYYY): 01/10/2011 (Must be pre-application submission)

Details of the pre-application advice received:

THE DRAWINGS AND REPORTS REQUIRED FOR THE APPLICATION

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

COURSED STONE

Description of *proposed* materials and finishes:

N/A

Roof covering- add description

Description of *existing* materials and finishes:

SLATE

Description of *proposed* materials and finishes:

SOLAR PANELS: BLACK GLASS AND SILVER ALUMINIUM

9. Materials (continued)

320110931P

Chimney - add description

Description of *existing* materials and finishes:

COURSED STONE

Description of *proposed* materials and finishes:

N/A

Windows - add description

Description of *existing* materials and finishes:

STONE MULLIONS WITH METAL FRAMES

Description of *proposed* materials and finishes:

N/A

External doors - add description

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

N/A

Ceilings - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Internal walls - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Floors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Internal doors - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Rainwater goods - add description

Description of *existing* materials and finishes:

BLACK CAST IRON

Description of *proposed* materials and finishes:

N/A

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans?



Yes



No

If Yes, please state plan(s)/drawing(s) references:

291011/1 TO 5

10. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☐ Yes ☒ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

DRAWINGS 291011/1 TO /5

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☐ The applicant ☒ Other person

If Other has been selected, please provide:

Contact name:

Title: Mr

First name: ANDREW

Surname: PENNY

Telephone number:

Country code:

National number:

01254 878254

Extension number:

Email Address:

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name: JOHN

Surname: WRIGHT

Person role: Agent

Declaration date: 05/11/2011

☒ Declaration made

16. Declaration

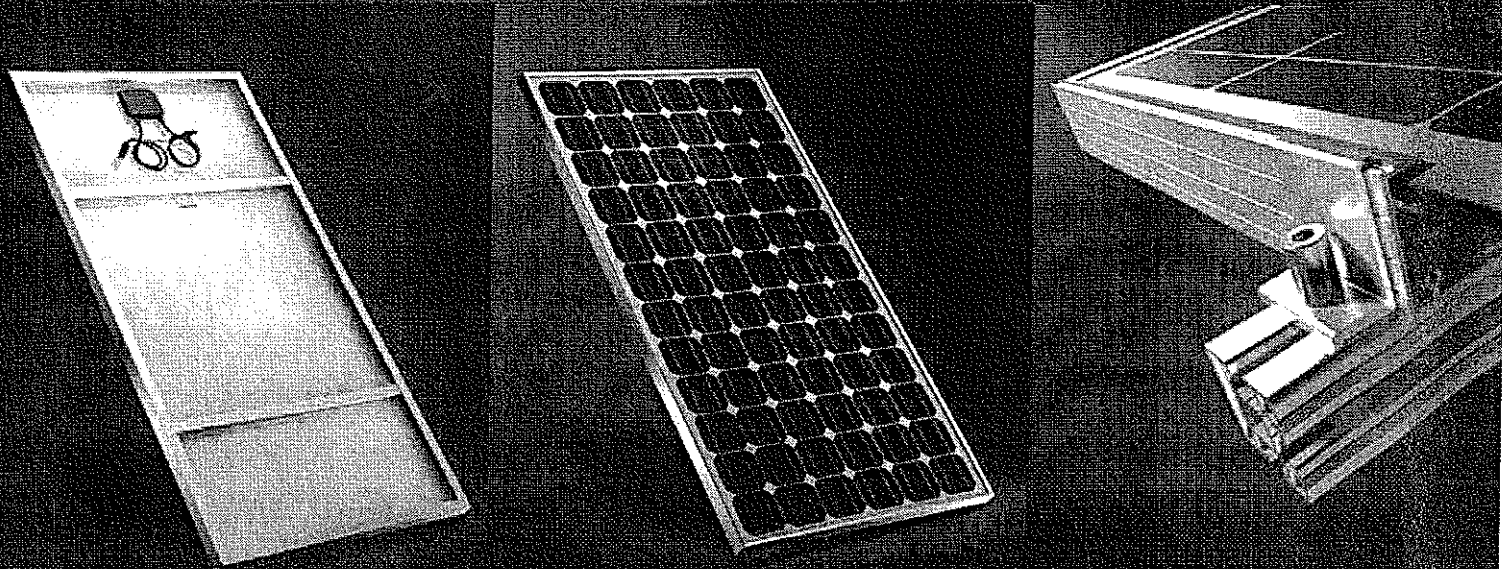
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date: 05/11/2011

Schüco MPE modules in the MS 05 series

Technical information on the output categories 175 to 190 W_p



PV module of the highest quality

Schüco MPE modules in the MS 05 series are distinguished by monocrystalline solar cells with high cell efficiency which optimise the space available. Maximum outputs are achieved in this way. Due to the positive output tolerance of $+5/-0\%$, the rated output is always achieved or exceeded.

Comprehensive guarantee

The modules have an extended 5-year product guarantee. In fact, the guarantee on performance values is considerably longer – after 25 years, a Schüco MPE module in the MS 05 series will still provide at least 80% of its rated output*. Every module is manufactured according to current quality standards.

Optimised labelling

Prior to delivery, every module is subject to a visual and electrical quality test. The output data measured is indicated on the back of the module and on the packaging. Homogeneous module fields can be grouped together quickly and effectively during installation.

High level of operational reliability

Schüco MPE modules in the MS 05 series have a connecting box on the reverse of the module that is fitted with three bypass diode bridges. This prevents individual solar cells from overheating (hot-spot effect). This ensures the reliable operation of the whole system, from module fields to inverters.

New retaining clamp concept

The innovative retaining clamp groove in the frame ensures an optimised interlock, thereby reducing the load on the retaining clamp.

Attractive and robust

The module frame made from torsion-proof, anodised aluminium meets the highest standards in terms of stability and corrosion resistance.

Two cross struts in the frame on the reverse increase the load-bearing capacity of the module. Schüco MPE modules in the MS 05 series can be installed using components from the Schüco MSE 210 mounting system.

* In accordance with the Schüco International KG conditions of warranty

SCHÜCO

Schüco MPE modules in the MS 05 series*

Key electrical data	Module output categories			
Performance data (except NOCT) under Standard Test Conditions (STC) ¹⁾	MPE 175 MS 05	MPE 180 MS 05	MPE 185 MS 05	MPE 190 MS 05
Rated output (P_{mpo})	175 W _p	180 W _p	185 W _p	190 W _p
Output tolerance (ΔP_{mpo})	+5 %/-0 %	+5 %/-0 %	+5 %/-0 %	+5 %/-0 %
Guaranteed minimum output ($P_{mpo,min}$)	175 W _p	180 W _p	185 W _p	190 W _p
Rated voltage (U_{mpo})	35.20 V	35.40 V	35.60 V	35.80 V
Rated current (I_{mpo})	4.98 A	5.11 A	5.21 A	5.33 A
Open-circuit voltage (U_{oc})	44.00 V	44.30 V	44.60 V	44.80 V
Short circuit current (I_{sc})	5.48 A	5.59 A	5.68 A	5.78 V
Cell efficiency	15.8 %	16.3 %	16.7 %	17.25 %
Module efficiency	13.7 %	14.1 %	14.5 %	14.9 %
Temperature coefficient α (P_{mpo})	-0.4 %/°C	-0.4 %/°C	-0.4 %/°C	-0.4 %/°C
Temperature coefficient β (I_{sc})	+0.04 %/°C	+0.04 %/°C	+0.04 %/°C	+0.04 %/°C
Temperature coefficient γ (U_{oc})	-0.38 %/°C	-0.38 %/°C	-0.38 %/°C	-0.38 %/°C
Temperature coefficient δ (I_{mpo})	+0.04 %/°C	+0.04 %/°C	+0.04 %/°C	+0.04 %/°C
Temperature coefficient ϵ (U_{mpo})	-0.38 %/°C	-0.38 %/°C	-0.38 %/°C	-0.38 %/°C
Normal Operating Cell Temperature (NOCT) ²⁾	45 °C (± 3 SDgrC)	45 °C (± 3 SDgrC)	45 °C (± 3 SDgrC)	45 °C (± 3 SDgrC)
Max. permissible system voltage	1000 V	1000 V	1000 V	1000 V
Number of cells	72 (6 x 12)	72 (6 x 12)	72 (6 x 12)	72 (6 x 12)
Cell size	125 x 125 mm	125 x 125 mm	125 x 125 mm	125 x 125 mm

¹⁾ Intensity of solar radiation 1000 W/m², air mass 1.5, cell temperature 25 °C, photovoltaic modules show electrical performance degradation over time. This occurs after commissioning, initially on a decreasing scale, then later in a linear progression.

²⁾ Intensity of solar radiation 800 W/m², ambient temperature 20 °C, wind speed 1 m/s

Key mechanical data	
Outer dimensions (L x W x H)	1581 x 809 x 42 mm
Design of aluminium frame	Anodised, silver (similar to BA1 7035)
Front glass	Toughened safety glass (TSB)
Weight	15 kg
Connection system / cross section of solar	Schüco / 4 mm ² (MC-T4 compatible)
Lengths: positive cable / negative cable	100 cm $\pm$ 5 cm / 100 cm $\pm$ 5 cm

Qualification and guarantee ³⁾	
Electrical classification	Safety class II
Product standard	IEC 61215, EN 61730
Tested snow and wind loads	Up to 3.6 kN/m ²
Extended product guarantee	5 years
Output guarantee to 90 % $P_{mpo,min}$	12 years
Output guarantee to 80 % $P_{mpo,min}$	25 years

Miscellaneous	MS 05-1 series
Weight of packing unit	32 kg
Schüco mounting system	MSE 210
Schüco retaining clamps	Type 43
Art. No. Schüco MPE 175 MS 05	271 312
Art. No. Schüco MPE 180 MS 05	271 313
Art. No. Schüco MPE 185 MS 05	271 314
Art. No. Schüco MPE 190 MS 05	271 362
Packing unit	2 modules

Subject to change

³⁾ In accordance with the Schüco International KG conditions of warranty

Output	
175 to 190 W _p	► Maximum outputs with a compact module surface area
Positive output tolerance	► Rated output is achieved or exceeded
Design and production	
Optimised labelling	► Individual output data on module and packaging
Innovative retaining clamp groove	► Streamlined look and optimised interlock
Anodised aluminium frame	► Meets highest standards in terms of stability and corrosion resistance
Bypass diodes	► Reliable prevention of "hot-spot effect"
Highest Schüco quality	
Manufactured to current quality standards	► Output data tested and results listed for each module
Extended product warranty and output guarantee	► Investment security and reliable system operation

* Availability of the performance class will be checked on request.

320110931P

DESIGN & ACCESS STATEMENT
INCLUDING
HERITAGE STATEMENT

Installation of 21 solar panels to South roof slope of former barn

**Dutton Hall
Gallows Lane
Ribchester
Preston
PR3 3XX**

for

Five Star Solar

4th of November 2010

John  Wright

John W Wright FBEng FRICS

**The Studio 4 Malt Kiln Road, Plumley, Knutsford,
Cheshire WA16 0TS**

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1. DESCRIPTION

The former barn in question is a Grade II Listed Building attached to Dutton Hall which is Grade II* to the East.

The former barn has been converted to domestic accommodation, with the necessary approvals, the latest one being App.320090474P

The building is constructed with coursed stone external walls, under a pitched slate roof.

Various works have been carried out to the building in the past as part of the conversion scheme, including the insertion of additional windows, replacement of the large timber doors with a glazed screen and doors. Prior to the present conversion to domestic accommodation, various works were carried out such as the installation of openings at ground floor level to make it more suitable for its agricultural use. Roof-lights have also been added to both the North and South roof slopes.

To the North West of the former barn a new building is being constructed of concrete block work with a pitched slate roof, to use the garage and swimming pool room. As part of the scheme solar panels are to be installed to the South roof slope.

To the South of the new garage and swimming pool building tennis courts are to be laid, as part of the scheme.

The new garage block and tennis courts are on the former site of the large modern portal framed agricultural building that has been demolished.

Dutton Hall is a grade II* Listed Building, within this historic group of buildings there are other former agricultural buildings which are also listed in their own right. One of the listed buildings is the former barn in question which adjoins the Hall to the West side, this is Grade II Listed. The gate piers on the roadside entrance to Dutton Hall are Grade II Listed, the two buildings flanking the garden the South of Dutton Hall, and the wall and gate piers connected them are also Grade II Listed. To the west of the Hall and attached barn was a large modern portal frame agricultural building, this has now been demolished, and to the South West of the Hall is a circular slurry storage tank, now partially demolished.

The purpose of the application in question, is to obtain approval for the installation of 21 photo electric solar panels to the South roof slope of the former barn, that is now used for living accommodation.

2. ASSESSMENT

The site was inspected by John W Wright on Thursday, 27 October 2011, measurements of the building, site, photographs and notes were taken. There was a discussion with Mrs Penny, as to the site history, proposed position of the solar panels etc.

Copies of application 320090474P and associated documents was obtained. The application is for the partial conversion of the barn in question to the living accommodation, demolition of the modern agricultural buildings, and construction of the new garage and swimming pool at Dutton Hall.

3. CONSULTATION

John W Wright consulted Mr Adrian Dowd, by telephone, with regard to the proposal, and what information would be required to be included in the application. No opinion was given as to whether the application was like to be successful, or unsuccessful. It was apparent that Mr Dowd was very familiar with the site and the site history.

Mrs Penny, the owner and occupier of Dutton Hall, was consulted regarding the position of the solar panels, site history, and building work being carried out on site at the time of inspection.

Planning application 320090474P including associated documents was examined and noted.

Five-star solar panels were consulted, and details of the solar panels were obtained, these are attached.

4. DESIGN

No physical changes are proposed in this application to the to the structure or detailing of the building, the proposed solar panels would be hung over the existing roof covering, without causing any physical damage.

It would be possible to remove the solar panels at any time in the future without leaving any physical scar or damage to the building.

The proposed solar panels do not seek to imitate or mimic any part of the existing building, and can be clearly read as modern technology that has been placed on the roof of the building, over rather than being part of the building or structure.

The solar panels have been placed on the South roof slope, for maximum efficiency.

The solar panels have been placed without the curtilage of the main part of Dutton Hall, to the area that was previously given over to agriculture, within the curtilage of the converted barn and new garage/swimming pool building. The area in question has been adapted and improved to be more in keeping with current living requirements and technologies.

Alterations to the former barn, to the structure and appearance, have been accepted and approved, the proposal does not seek to do this, no permanent changes to be made to the building, and if the solar panels become redundant, or superseded by new technology, they can be removed without causing any harm or damage.

5. LAND USE POLICIES

The installation of solar panels in most instances is considered to be Permitted Development, but with Listed Building Consent is required where there are attached to or within the curtilage of a listed building, or affect its setting.

Ribble Valley Districtwide Local Plan policies ENV 18 to ENV 20 apply.

In policy 4.7.18 policy ENV 19 it states that the following factors will be taken into account:

- i) the desirability of preserving the setting of the building.*
- ii) the effect of the proposed development on the character of the listed building.*
- iii) any effect on the economic viability of the listed building.*
- iv) the contribution which listed building makes to the townscape or countryside.*
- v) the extent to which the supposed work would be ring substantial benefits to the community including economic benefits and **enhancement of the environment**.*

In policy 4.7.20 ENV 20 it states that the borough council take the following factors into account:

1 The condition of the building, the cost of repairing and maintaining it in relation to its importance and value derived from its continued use. Any assessment will be based on consistent and long-term assumptions;

2 The adequacy of effort is made to retain the building in use;

3 The merits of alternative proposals for the site.

Proposals for the alteration or repair of listed buildings should be sympathetic a character and appearance. The most important features of a listed building will be preserved.

In my opinion the proposal does not affect the character of listed building, as it remains unchanged (no alteration is to be made to the structure of the building), in my opinion the proposal has a positive effect on the economic viability of the listed building (the proposal will reduce the costs of energy consumption and provide an income), I believe that proposed work will bring economic benefits and enhancement to the environment (as it uses renewable energy, reduces the carbon footprint, and reduces greenhouse gases). I also believe that the proposal does preserve the most important features of the listed building (no alteration is to be made to the actual building the panels are hung up on the outside).

8. AMOUNT

There is no change to the size of the building or property as a whole, with the proposal.

It is proposed to install 21 solar panels, each one is 1581x809x42mm.

9. LANDSCAPING

No changes are proposed in this application.

10. APPEARANCE

a copy of the manufacturers literature is attached.

The panels are constructed of black glass, and enclosed in an aluminium frame of a silver colour.

11. ACCESS

The existing accesses are to be retained.

12. SUMMARY

The proposal will not alter the existing building structure or detailing, as the proposed solar panels are to be hung upon the outside of the roof covering.

The solar panels can be removed at any time, if they become redundant, or replaced by a different technology, without leaving scar on the building.

The character of the building will not be changed, as it will be easy to see and read that the solar panels are not part of the original building, are of a completely different period than the original building, and are modern technology.

The proposal will enhance the viability of the listed building, as it will reduce the cost of its energy consumption and provide an income.

The proposal will help the environment, as it will reduce the carbon footprint of the building, and reduce greenhouse gases, that could affect climate change.

The solar panels are without the curtilage of the Hall, and do not affect its setting.

The solar panels are within an area that is being updated to current needs and requirements, where there is a new building, other solar panels, the tennis court, and change of use of part of the building in question. Alterations have been allowed in the past to the building structure of the building in question, this is not an area that is untouched and unaltered.

The impact of solar panels will have on the group of buildings with minimal, as they cannot be seen from the road close to buildings.

13. HERITAGE STATEMENT

13.1 Heritage Significance

Barn adjoining to West of Dutton Hall.

List entry number: 1362252

Grade: II

Date first listed: 22nd of November 1983

Barn, probably early 19th-century. Sandstone ashlar with slate roof. Wide doorway (now divided horizontally by the insertion of a floor) has an outer cyma moulding around the voussoirs of its arch. To the left are two Windows with plain

ashlar reveals. The facade has three rows of ventilation slits. Inside are softwood Queen-post trusses.

13.2 What Impact The Proposed Work Will Have

It is unlikely that the panels will be seen from within the garden areas of the Hall.

The panels will be seen from within the curtilage of the building and the new garage/swimming pool building, as a scheme where various alterations, improvements and a new building are to be built which has solar panels itself; the proposal will therefore be in keeping with this development. It will not be possible to see the solar panels from the road, except from a considerable distance away.

No change will be made the listed building, the panels are merely hung upon the roof.

13.3 Mitigation Of Impact

The panels have been positioned to try and minimise the impact, on what is considered to be the least important part of the elevations.

13.4 Viability

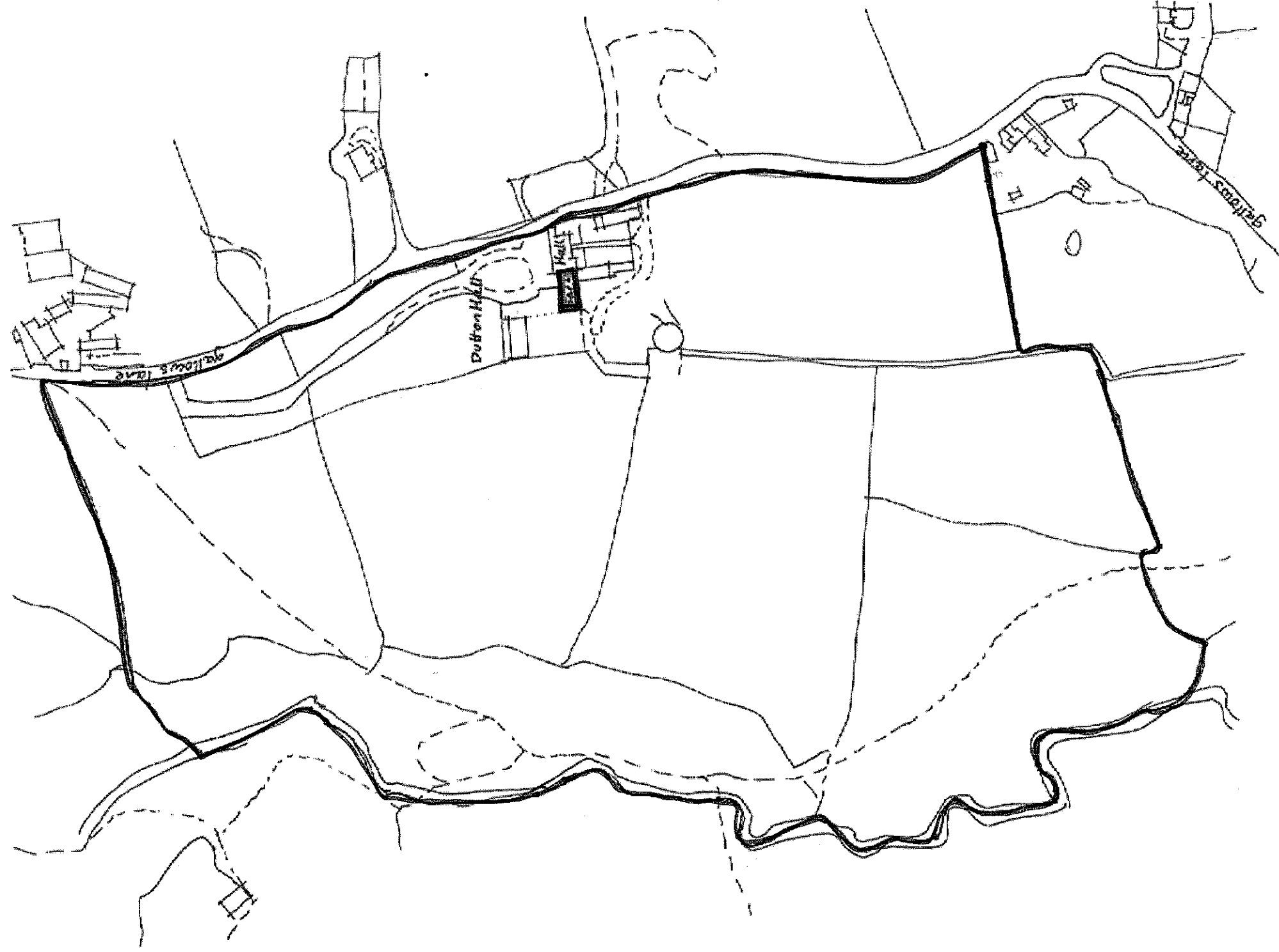
The proposal will help to increase the viability of the listed buildings, reduce the energy consumption and provide an income.

13.5 Summary

The proposal will not damage or change the listed building, but will enhance its viability, and fit well into the improvement and alteration works be carried out in that area of the group of buildings. The proposal is in accord with planning policies, and will reduce the carbon footprint, and produce renewable energy, to help reduce greenhouse gases.

Signed: _____

John W Wright FBEng FRICS



320110931P

PROJECT

Installation of Solar Panels
to Former Barn at Dutton Hall
Gallows Lane Ribchester
PR3 3XX

DRAWING

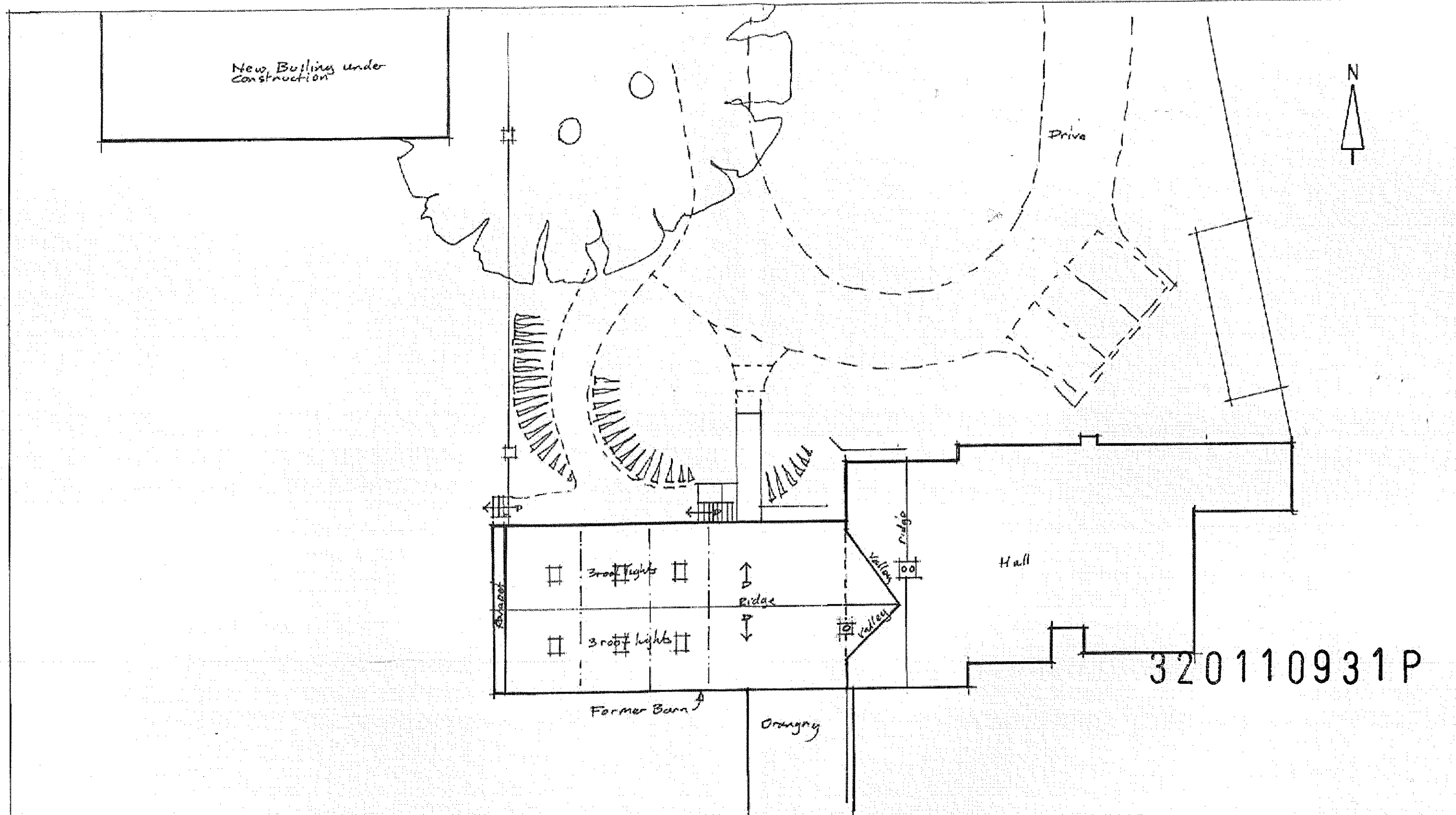
Location Plan
Scale 1: 2500 at A3
Date 29 Oct 2011
Drawing No 291011/1

John W Wright

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PROJECT

Installation of Solar Panels
to Former Barn at Dutton Hall
Gallows Lane Ribchester
PR3 3XX

DRAWING

Existing Site and Roof Plan
Scale 1:200 at A3
Date 29 Oct 2011
Drawing No 291011/2

John W Wright

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320110931P



Building under Construction

Former Barn
SOUTH ELEVATION

Orangery

Hall

PROJECT

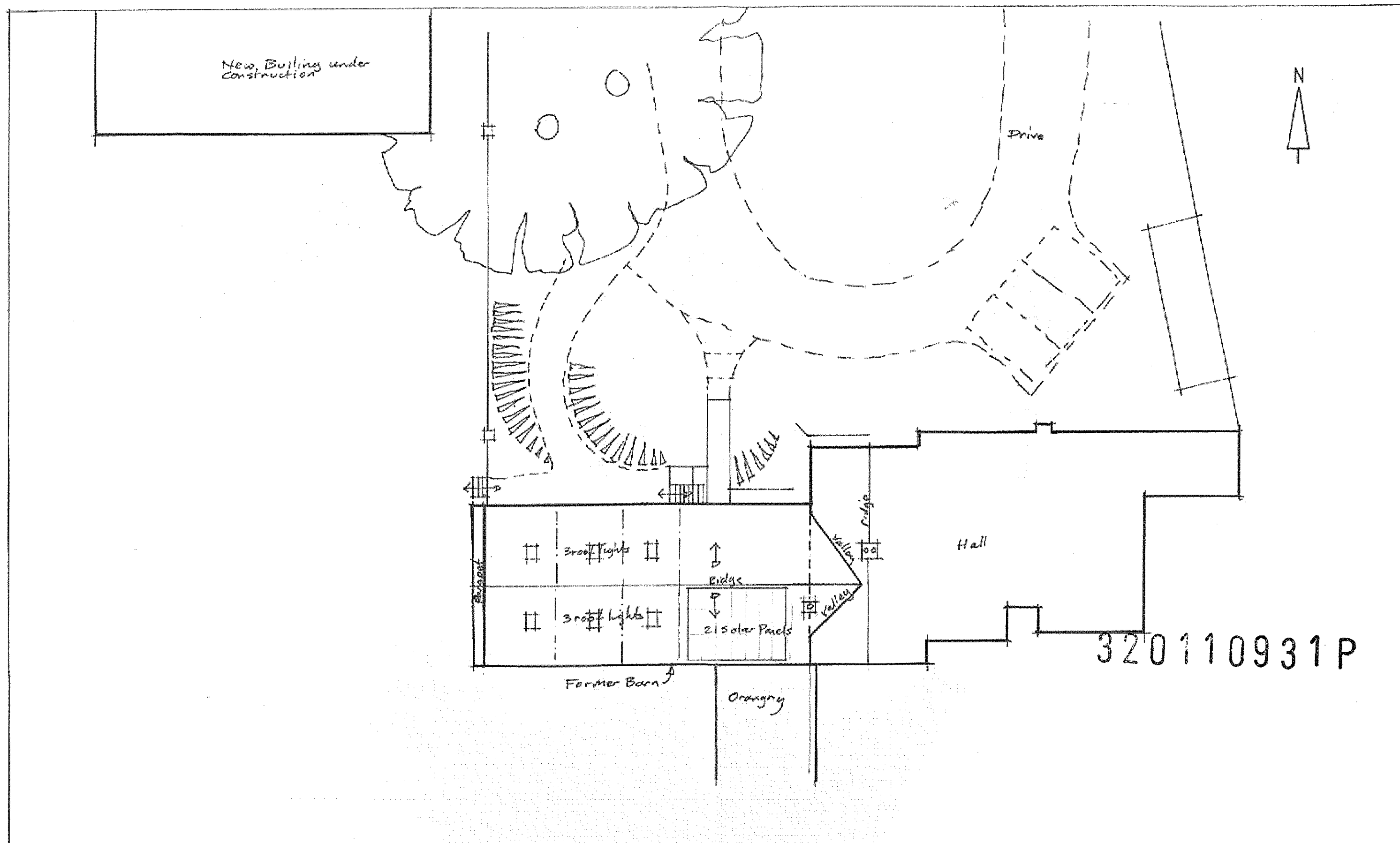
Installation of Solar Panels
to Former Barn at Dutton Hall
Gallows Lane Ribchester
PR3 3XX

DRAWING

Existing South Elevation
Scale 1:100 at A3
Date 29 Oct 2011
Drawing No 291011/3

John W Wright

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PROJECT

Installation of Solar Panels
to Former Barn at Dutton Hall
Gallows Lane Ribchester
PR3 3XX

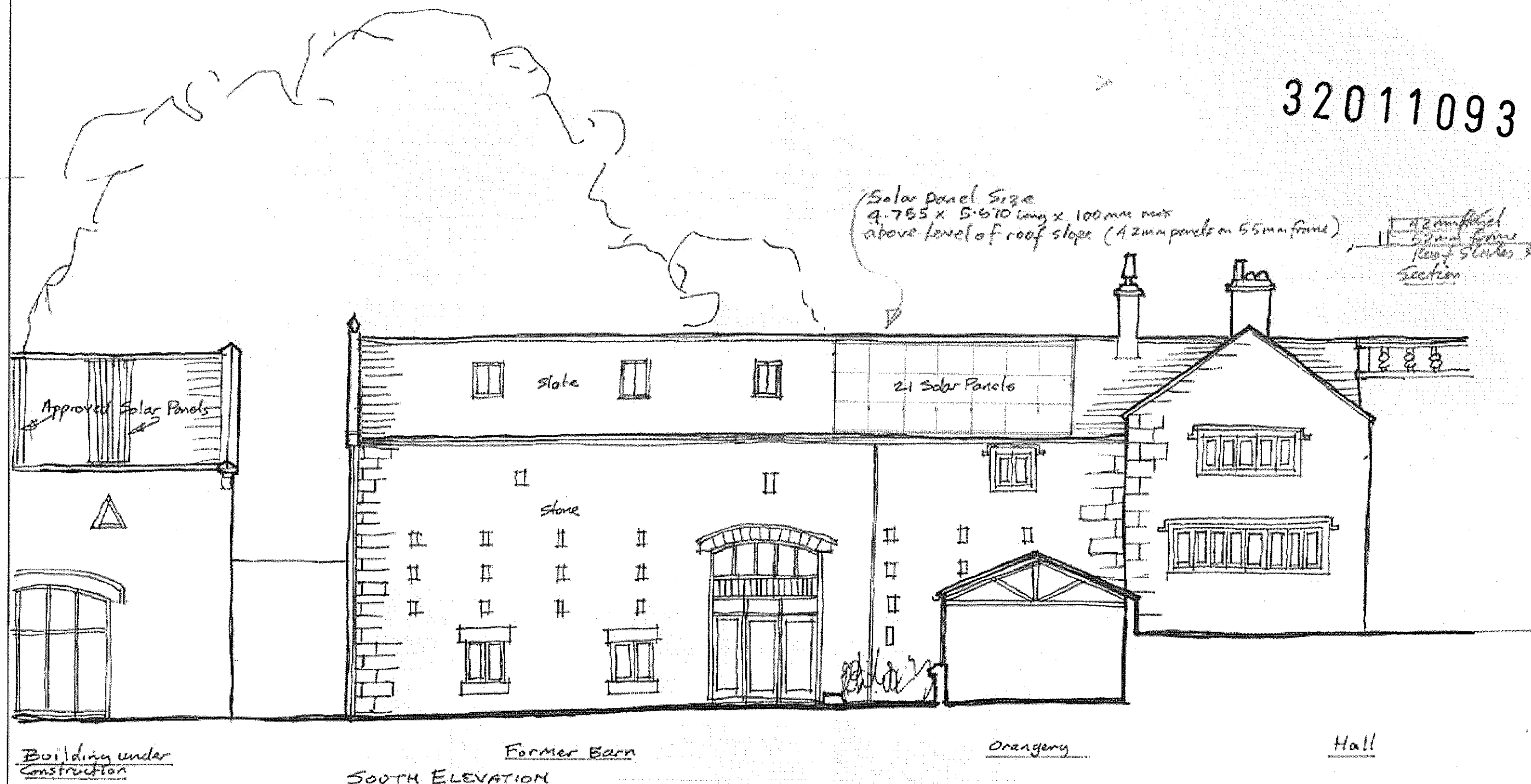
DRAWING

Proposed Site and Roof Plan
Scale 1:200 at A3
Date 29 Oct 2011
Drawing No 291011/4

John Wright

John W Wright FEng FRICS
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PROJECT

Installation of Solar Panels
to Former Barn at Dutton Hall
Gallows Lane Ribchester
PR3 3XX

DRAWING

Proposed South Elevation
Scale 1:100 at A3
Date 29 Oct 2011
Drawing No 291011/5 Part 1

John W Wright

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