

HERITAGE STATEMENT

Proposed Solar Panels And EV Charger

8a Constitution Hill, Gravesend, DA12 1JT

1. The need for planning permission

1.1. This application seeks householder planning permission for the installation of solar panels and an EV charger at the above-mentioned address, which is located within the Windmill Hill, Gravesend Conservation Area. While certain domestic installations can often proceed under permitted development rights, specific limitations apply within Conservation Areas, particularly when installations are visible from a public highway.

1.2. For the solar panels, permitted development rights under Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 are superseded by Class A.1(c). This states that solar PV or thermal equipment installed on a wall (or roof) which fronts a highway in a Conservation Area does not benefit from permitted development rights. Given the visibility of the proposed solar panels, a householder planning application is necessary to assess their impact on the character and appearance of the Conservation Area.

1.3. For the EV charger, permitted development rights are not typically applicable in Conservation Areas, especially when the installation is visible from a public highway. Therefore, a householder planning application is required to ensure the charger is sensitively integrated into the property's design and respects the character of the Conservation Area.

2. Siting (Solar Panels & EV Charger)

2.1. The solar panels will be located on the pitched roof space on the south elevation of the property. This location has been carefully selected to achieve optimal energy generation while respecting the design constraints of the property. The panels have been positioned to capture maximum available sunlight throughout the day, thereby ensuring peak system efficiency and the greatest reduction in carbon emissions.

2.2. The EV charger will be sited on the north elevation of the property. This proposed location is considered the most viable for several reasons. Siting the charger on the north elevation minimizes its visual impact on the street scene and the Conservation Area. Furthermore, this location provides practical access for charging and is the most effective compromise between functionality and sensitive integration into the existing architectural fabric of the property.

3. Heritage Impact

3.1. The property is situated within the Windmill Hill, Gravesend Conservation Area. This Conservation Area is designated by the local planning authority to protect and enhance its special architectural and historic interest, which the local authority aims to preserve. The proposed installations will be sensitively integrated, preserving and enhancing the distinctive character, appearance, and setting of this designated heritage asset, in line with the objectives of the Conservation Area.

3.2. Neither the property nor the neighbouring properties are listed buildings.

3.3. The solar panels will aid the applicant in becoming less reliant on the power grid, in turn using less fossil fuels. The EV charger will support the move towards electric vehicles, which helps to preserve the environment by reducing carbon emissions.

4. Access

4.1. There are no access implications with the installation.

5. Location

5.1. Front-North (EV Charger)



5.2. Rear-South (Solar PV)

