



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Ellenor
Address Line 1	Coldharbour Road
Address Line 2	Northfleet
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 7HQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
563861	171768

Description

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Saywell

Company Name

JPS Renewable Energy

Address

Address line 1

Unit 16 Wren Industrial Estate

Address line 2

Unit 16

Address line 3

Coldred Road

Town/City

Maidstone

County

Kent

Country

United Kingdom

Postcode

ME15 9YT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please specify the type of roof on which the solar photovoltaic equipment is to be installed:

- ☐ Flat
- ☒ Pitched

Would any part of the solar photovoltaic equipment protrude more that 0.2 metres beyond the plane of the roof slope (when measured from the perpendicular with the external surface of the roof slope)?

- ☐ Yes
- ☒ No

Would any part of the solar photovoltaic equipment come within 1 metre of the external edge of the roof?

- ☐ Yes
- ☒ No

Would the total electrical generation capacity of all the equipment installed on the building under permitted development rights (previously and in this proposal) total no more than 50 kilowatts?

- ☐ Yes
- ☒ No

Please note: This question was added to confirm proposals exceeded the 50 kilowatt ‘microgeneration’ threshold. A previous question on the total generation capacity exceeding 1 megawatt was removed after this limitation was lifted by government on 21 December 2023.

Would the solar photovoltaic equipment be installed on any part of the roof of a building that is:

- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

- ☐ Yes
- ☒ No

Please note: This question was updated to remove reference to installation on roof slopes fronting highways on Article 2(3) land after this limitation was lifted by government on 21 December 2023.

Description of Proposed Works

Please describe the proposed development:

3.0 Proposed Development

3.1 Details of the Proposed Solar PV System

The proposed solar PV system consists of 120 high-efficiency solar panels connected on Enphase micro inverters. These inverters offer enhanced safety, reliability, and performance by converting DC electricity to AC at each panel, reducing the risk of system-wide failure and improving energy yield. The system has a total capacity of 52.8 kW, expected to significantly offset the hospice's electricity consumption, thus reducing both operational costs and carbon emissions.

The proposed solar development is a key part of Ellenor Hospice's commitment to environmental sustainability and reducing its carbon footprint. By generating clean, renewable energy on-site, the hospice will significantly reduce its reliance on grid electricity, thereby lowering operational costs and redirecting more funds toward patient care. The system is expected to produce approximately 52,800 kWh of electricity annually, reducing CO₂ emissions by around 8.5 tonnes per year. This initiative aligns with national and local sustainability goals, supporting the transition to a low-carbon economy.

3.2 Installation Specifications

- Location: The panels will be installed on the southernmost southwest and southeast roof planes of the hospice building.
- Mounting System: The panels will be mounted using a low-profile racking system that ensures they parallel with the roof surface, with minimal spacing beneath reducing visibility and potential wind load.
- Orientation and Tilt: The panels will be installed at the same angle as the roof, optimizing sunlight capture while minimising visual intrusion.
- Wiring and Conduit: All wiring will be routed where possible, internally, with minimal external conduit, to preserve the aesthetic integrity of the building.

3.3 Justification for Design Choices

The choice of Enphase micro inverters is critical for both safety and performance. Unlike traditional string inverters, micro inverters isolate each panel, so shading, soiling, or damage to one panel does not impact the entire system. This feature is particularly important given the complex roof layout and potential shading from nearby trees. The design ensures maximum energy production and longevity of the installation while maintaining the building's visual appeal.

3.4 Integration with Existing Infrastructure

The proposed solar PV system will integrate seamlessly with the existing electrical infrastructure of the hospice. The installation will include an updated monitoring system to provide real-time data on energy production, consumption, and system health, allowing the hospice to optimise energy use and identify potential issues promptly.

Declaration

I/We hereby apply for Prior Approval: Roof mounted solar PV on non-domestic building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stuart Saywell

Date

16/09/2024