



Appeal Decision

Site visit made on 12 August 2019

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th August 2019

Appeal Ref: APP/H5390/D/19/3230073

59 Campana Road, London SW6 4AT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Brian Moss against the decision of the Council of the London Borough of Hammersmith & Fulham.
 - The application Ref 2019/00171/FUL, dated 21 January 2019, was refused by notice dated 11 March 2019.
 - The development proposed is described as 'Solar panel installation: Installation of up to 9 x 320W monocrystalline black PV panels on the faux-slate roof of the existing rear extension to the house. Connection of the panels to the house domestic electricity supply. Work to be carried out by UK Solar Generation Ltd., who have all appropriate certificates and insurance as competent installers. Buildings Regulations application BC-00049885 submitted'.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of the development has been altered on the decision notice and appeal form to 'Installation of 9 solar panels on the pitched roof of the existing back addition at first floor level'. This more succinctly describes the development proposed and I have determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the solar panels on the character and appearance of the Parsons Green Conservation Area.

Reasons

4. The solar panels would be situated on the mono pitched roof of the two storey rear outrigger at the appeal property and would be highly visible from Novello Street, to the rear of Campana Road.
 5. This part of The Parsons Green Conservation Area (the conservation area) comprises largely of traditional terrace dwellings of attractive appearance. The form, scale, materials and detailing of these buildings are defining features of its character and appearance.
 6. Whilst many of the main rear roof slopes of properties at this end of Campana Road have undergone significant alteration, most of the roofs of the two storey outriggers retain a relatively simple form with largely uncluttered roof slopes forming a consistent feature within this part of the conservation area.
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7. The appeal proposal would introduce a grouping of solar panels which would largely obscure the existing roof slope and therefore be at odds with the prevailing character of the area. The solar panels would be of modern appearance and while the panels themselves would be reasonably slim in depth, the evidence indicates they would still sit noticeably above and separate from the existing roof covering which would serve to increase their prominence.
8. The roof slope on which the solar panels would be placed is reasonably shallow and they would be set in slightly from both the eaves and roof edge. Consequently, their visibility from some parts of Novello Street close to the application site would be reduced. However, they would still remain highly visible in public views from various other points further along Novello Street.
9. They would therefore detract from the appearance of the property. Subsequently, they would detract from the heritage significance of the conservation area which lies in part with the form, scale, materials and detailing of the attractive terraced dwellings.
10. The harm to the significance of the Conservation Area would be less than substantial. Paragraph 196 of the National Planning Policy Framework (the Framework) requires such harm to be weighed against any public benefits of the proposal.
11. Such benefits in this instance would be environmental. I note that the Framework at paragraphs 8 and 148 supports moving to a low carbon economy, while the London Plan¹ offers support to renewable energy where it would minimise any potential adverse impacts on historical assets. The Local Plan policy² referred to by the Council and appellant appears to relate to major development only.
12. While I acknowledge these environmental benefits, they would nonetheless be modest bearing in mind the limited scale of the development proposed. Given the degree of harm I have found that would arise from the appeal scheme and the statutory protection afforded to conservation areas, the benefits identified are therefore not sufficient to outweigh this harm.
13. Consequently, the development would fail to preserve the character and appearance of the conservation area contrary to Policies DC1, DC2, DC4, and DC8 of the Hammersmith and Fulham Local Plan (2018) and key principle CAG5 Planning Guidance Supplementary Planning Document (2018).

Other Matters

14. Whilst no objections have been received from direct neighbours on Campana Road, objections have been received from occupiers in Novello Street. The absence of objections from the direct neighbours in any case does not inevitably indicate an absence of harm. The Council clearly sets out why it considers the application unacceptable and as can be seen from my above findings, I concur with this view.

Conclusion

15. For the reasons set out above, I conclude that the appeal should be dismissed.

T J Burnham

INSPECTOR

¹ Policy 5.7 'Renewable Energy' of the London Plan (2016)

² Policy CC1 'Reducing Carbon Dioxide Emissions' of the Hammersmith and Fulham Local Plan (2018)