References:

1. Historic England Advice Note (HEAN 18) – Climate Change and Historic Building Adaptation

- Para 99: Installation of panels on roof slopes of less prominence will generally be acceptable, even if they would be visible. Roof slopes to subordinate parts of a complex building (for example, lower wings or rear ranges) may provide the most appropriate place for such installations: by respecting the hierarchy of the building in the location of installation, any harm to the building's special interest will be reduced.
- Para 100: Mounting panels on outbuildings or land associated with a listed building, provided they are not of greater prominence, will generally be preferable to installation on the main building.

2. CC1 Core Strategy Policy (Climate Change Mitigation) requires all development to follow the energy hierarchy and "achieve the highest possible standards of carbon reductions." Renewables like solar PV are a core part of this.

2. CC2: Low carbon and renewable energy development

A. Proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area;
B. Cumulative impacts of low carbon and renewable energy development within the National Park and visible beyond its boundary must be taken into account;
C. Where proposals do not compromise the valued characteristics of the National Park the Authority will also take into account the economic, social and wider environmental benefits of renewable and low carbon development

3. DMH5: Ancillary dwellings in the curtilages of existing dwellings by conversion or new build

A. The conversion of an outbuilding close to a dwelling, to ancillary dwelling use will be permitted provided that:
(i) it would not result in an over-intensive use of the property, an inadequate standard of accommodation or amenity space, or create a planning need for over intensive development of the property at a later date through demand for further outbuildings; and
(ii) the site can meet the parking and access requirements of the proposed development; and
(iii) the new accommodation provided would remain within the curtilage of the main house, accessed via the same access route, sharing services and utilities, and remain under the control of the occupier of the main dwelling, or
B. Where no buildings are suitable for conversion, a new build ancillary dwelling unit can be accommodated in such a way that it:
(i) is within the existing building group; and
(ii) is subsidiary in physical size to the main house; and
(iii) is of an appropriate design and materials that complement the existing building group; and
(iv) is able to be located in such a way that any heritage significance of the existing building group is conserved or enhanced by the new building; and
(v) is able to be located in such a way that the wider landscape setting of the building group is conserved or enhanced by the new building; and
(vi) does not require new access points and tracks from highway to building or new services and utilities infrastructure; and
(vii)can be contained within a single planning unit by condition

For proposals under A or B, where it is not possible to secure its ancillary status in perpetuity by planning conditions, the ancillary accommodation will be tied to the main dwelling by way of section 106 agreement.

4. **DMH7: Extensions and alterations**
A. Extensions and alterations to dwellings will be permitted provided that the proposal does not:
(i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or
(ii) dominate the original dwelling where it is a designated or non-designated cultural heritage asset; or
(iii) amount to the creation of a separate independent dwelling; or
(iv) create, by inclusion of land not previously within the residential curtilage, adverse effect on, or lead to undesirable changes to the landscape or any other valued characteristic.
Proposals for house extensions involving the conversion of adjoining buildings and by the provision of new ancillary buildings must also satisfy Policy DMH5
Where an extension provides ancillary accommodation and it is not possible to secure its ancillary status in perpetuity by planning conditions it will be tied to the main dwelling by way of a section 106 agreement.

5. **NPPF Para 212**
212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6. **NPPF Para 215**
215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7. PDNP Climate Change and Sustainable Building (Supplementary Planning Document Adopted March 2013)
9.1.2 Over the last decade the National Park Authority has used sustainable development grants, business advice, the Environmental Quality Mark and the planning process to help secure low carbon and renewable energy solutions. The Authority encourages the uptake of low carbon and renewable energy where this does not compromise the statutory purposes of the National Park (see Chapter 3). The key principle is that development proposals should respect the National Park context and demonstrate a clear understanding of landscape sensitivity and biodiversity and cultural heritage impacts (see Chapter 8), looking for an appropriate solution through the pre-application and feasibility stage
9.1.4 Policy CC2 of the Core Strategy is constructed to enable low carbon and renewable energy development that conserves and enhances the nationally significant area of the National Park (Parts A and B) whilst recognising the importance of carbon reduction and the desire of individuals to increase sustainability and reduce long-term energy costs (Part C).
9.1.5 The NPPF (paragraph 14) states that the normal presumption in favour of sustainable development does not apply where 'specific policies in this framework indicate

development should be restricted'. This statement includes land within a National Park.
9.1.12 The intent of criterion C of policy CC2 is to ensure firstly, that the wider benefits of low carbon and renewable energy are always assessed alongside issues of harm in determining the planning balance, and secondly, to clarify that when landscape beauty and other valued characteristics are adversely affected by a scheme, then the conservation and enhancement of landscape beauty and other valued characteristics must take priority in order to fulfil the statutory purposes of the National Park.
9.1.13 The validity of CC2 C has been questioned by a number of interested parties, including a Planning Inspector following an appeal in 2013 (see Annual Monitoring Report for 2012/13 for further details). The PDNP planners wish to clarify that, consistent with section 38(6) of the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF), the wider benefits of low carbon and renewable energy are always taken into account when determining the planning balance of all proposals being considered under Policy CC2. Moreover, in line with the intent of CC2 part A, where the impacts are less adverse in nature the wider benefits of the scheme will ensure a greater presumption in favour of the development.

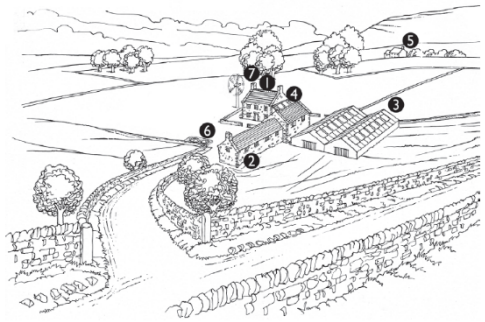

Figure 12. Using the energy hierarchy to achieve the highest possible standards of carbon reductions, a more sustainable National Park could look something like this...

Key to Figure 12.

1. Energy efficiency improvements to the farmhouse; biomass boiler or ground (or air) source heat pump.
2. Converted traditional building taking an energy efficiency approach; also considering ground or air source heat pumps. Photovoltaic solar slates on south facing roof that have the appearance of traditional slates.
3. Solar panels on south facing roofs of portal framed farm buildings. These should be dark in colour, with a dark frame.
4. Solar panels (photovoltaic or water heaters) on south-facing roof of lean-to extension of farm house.
5. Small-scale hydro power scheme in a converted mill building.
6. Small-scale anaerobic digester dealing with 'on farm' generated slurry. Can be sited in an existing yard area, with the apparatus being generally undergrounded so that the exposed parts are no higher than the existing walls. Screen with a drystone wall to match the existing.
7. Wind turbine in a Landscape Type that has capacity for wind turbine development and in scale with the group of buildings, located as near to them as turbine performance allows and taking account of topple distance. Protected species issues will need to be taken into consideration.

9.2 Solar technologies

Overview

9.2.1 The two most common types of technology are solar photovoltaics (PV) and solar thermal. Both solar PV and solar thermal units have great potential to be used throughout the National Park on dwellings and agricultural, industrial and community buildings, provided care is taken to minimise their visual impact. Both technologies can be retrofitted on existing buildings or integrated into the design of new buildings.

Practical Considerations

9.2.4 Modern industrial and agricultural buildings often cover a relatively large area. They offer the greatest potential for renewable energy generation in the National Park without compromising the valued characteristics of the surrounding area. The use of dark panels and dark coloured frames in simple configurations such as horizontal bands or covering the entire roof are the best ways of minimising impact. Other large modern buildings such as village halls can offer potential to supply electricity to the building itself or to provide a wider community benefit.
9.2.9 Large scale ground mounted solar arrays are not appropriate. To meet National Park policies, ground mounted solar arrays outside the curtilage of a building should be avoided, and in any case are likely to require an application for change of use.
9.2.10 As well as the standard restrictions within the relevant classes of permitted development which must be complied with, there are also conditions that require a planning judgment to be made about the siting of the solar technology to determine whether the development is classed as permitted development or not. These conditions

are set out below. Solar PV or solar thermal equipment: shall, so far as practicable, be sited so as to minimise the effect on the external appearance of the building shall, so far as practicable, be sited so as to minimise its effect on the amenity of the area
9.2.13 For Listed Buildings you will need listed building consent to fix panels to either the main building or any pre-1948 outbuilding within the curtilage.