

Application for PV panels and battery system installation

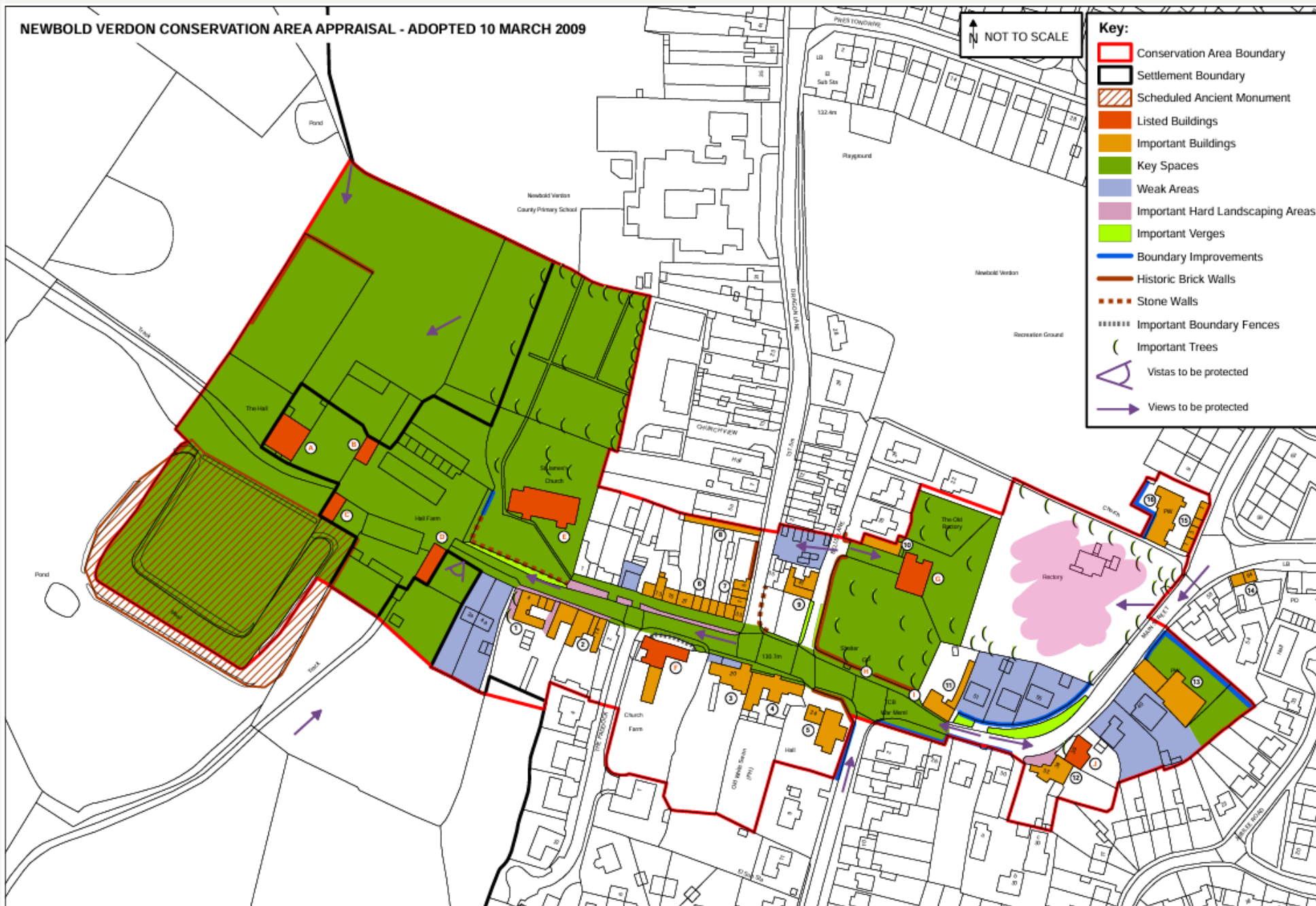
12 RECTORY GARDENS, LE99AJ

Plans to reduce carbon footprint and description of development

- Gas boiler is currently 16 years old and needs replacing.
- Plans to install an ASHP in August 2026 and disconnect the gas.
- The next step is to improve energy affordability and efficiency via an PV and battery system installation. The PV panels will need to be located on the front roof elevation, but the ASHP and battery will be either the back or side of the house out of sight so unseen.
- Planning permission is sought for the installation of 12 roof-mounted solar photovoltaic (PV) panels on the front roof slope of the dwelling at 12 Rectory Gardens.
- The panels will be flush-mounted, following the existing roof pitch, and positioned to maintain a balanced and ordered appearance. All associated equipment will be located internally or otherwise discreetly (in the back garden or to the side of the back garden) to avoid visual harm.
- PV further reduces CO₂ by replacing energy imports. Batteries allow avoidance of peak prices on grid, helping bear down on average generation costs for all.

Site Significance and Conservation Area Sensitivity

- The property is located within a Conservation Area, recognised for its strong historical character, coherent roofscape, and valued townscape qualities.
- The dwelling is not listed, but it forms part of the established historic character of the area. The proposal has been developed with particular regard to the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to give special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.
- We are happy to work with the LA if changes are required for it to go ahead.



The pink shaded area shows the location prior to the development area of Rectory Gardens.

The introduction of PV panels, carefully selected in colour to be as unobtrusive as possible, would not significantly adversely impact the character and the amenity of the CA. Rectory Gardens are offset, in an obvious modern, albeit sympathetic, intrusion, into the CA.

a select development of 1, 2, 3, 4 and 5 bedroom cottage-style homes at Newbold Verdon

With its Norman church and quaint pubs, the sought-after village of Newbold Verdon provides the perfect example of English country life.

Welcome to The Rectory Gardens, Newbold Verdon – Leicestershire's best kept secret!

The Rectory Gardens offers the lifestyle you've always dreamed of, country living without having to give up the comforts and convenience of a modern home. Escape the bustle of town life and enjoy the peace, tranquility and quality of life a smaller community offers.

Quietly situated in the heart of the village off Main Street, our brand new development is built within the rambling former grounds of an elegant eighteenth century Georgian Rectory. A "secret garden" you might say. Still surrounded by mature trees, each property has been sensitively designed to reflect the local village architecture. Whilst adhering to a traditional two storey cottage style appearance, in keeping with this strict Conservation Area, each property has been designed for modern living on three floors providing maximum interior square footage. Each house has been carefully planned to ensure that the living rooms, dining rooms and kitchen are on the ground floor. External details such as stone and brick chimneys, oak lintels and varying window styles give each home its individuality. "Hidden" garaging and timber

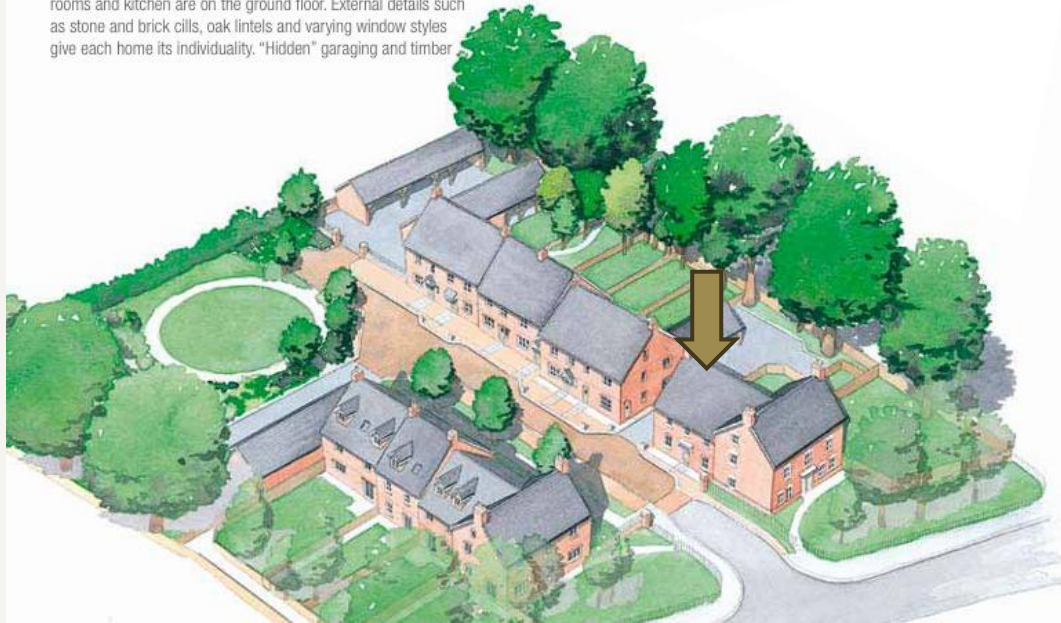
framed carports have been created, away from the homes to continue the cottage theme and enhance the family friendly environment.

You can expect a real pride in workmanship and distinctive finishes that make ownership as maintenance free as it is affordable. Central heating and high levels of insulation are standard.

The Rectory Gardens offers a delightful mix of traditional properties designed to suit most tastes and budgets. The site has been expertly landscaped, retaining mature trees together with new to ensure your privacy.

It may be a "secret" location but did you know that Newbold Verdon is perfectly placed for commuting? Yet living here doesn't mean you're dependent on cars either. A good variety of family run shops just minutes away will cater for your daily provisions. There is also a regular bus service linking this pretty village to Leicester City Centre.

Be one of the first to sample the good life at Rectory Gardens.



The original brochure of the development of the site describes it as a 'secret garden' as it is offset from the main street area. Therefore, adding appropriately designed and arranged PV panels will not deteriorate the aesthetics of the area with it being a street offside.



Looking at the design drawings of the plans for the houses – 12 Rectory Gardens is the one with the yellow dot. It shows the dorma windows elevated on the rear of the property roof , and the developers added a skylight window in between those.

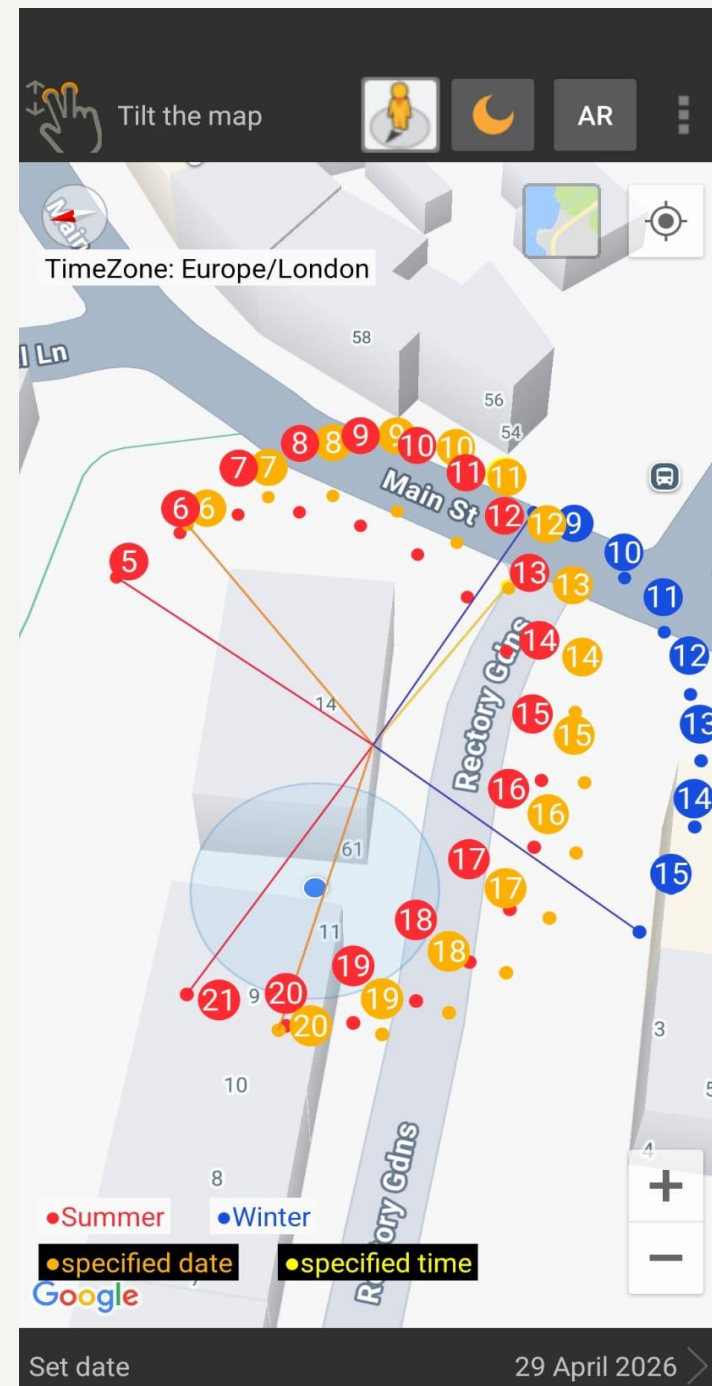
This north facing roof, with little available space and large TPO trees overhanging to the right, makes the rear side of the roof completely unsuitable for PV panels.

Rear elevation

With the dormer windows and the sky light, plus being north facing is not feasible for PV.



Sun positioning in
relation to the
house
demonstrating the
inability to place
PV panels on the
rear.



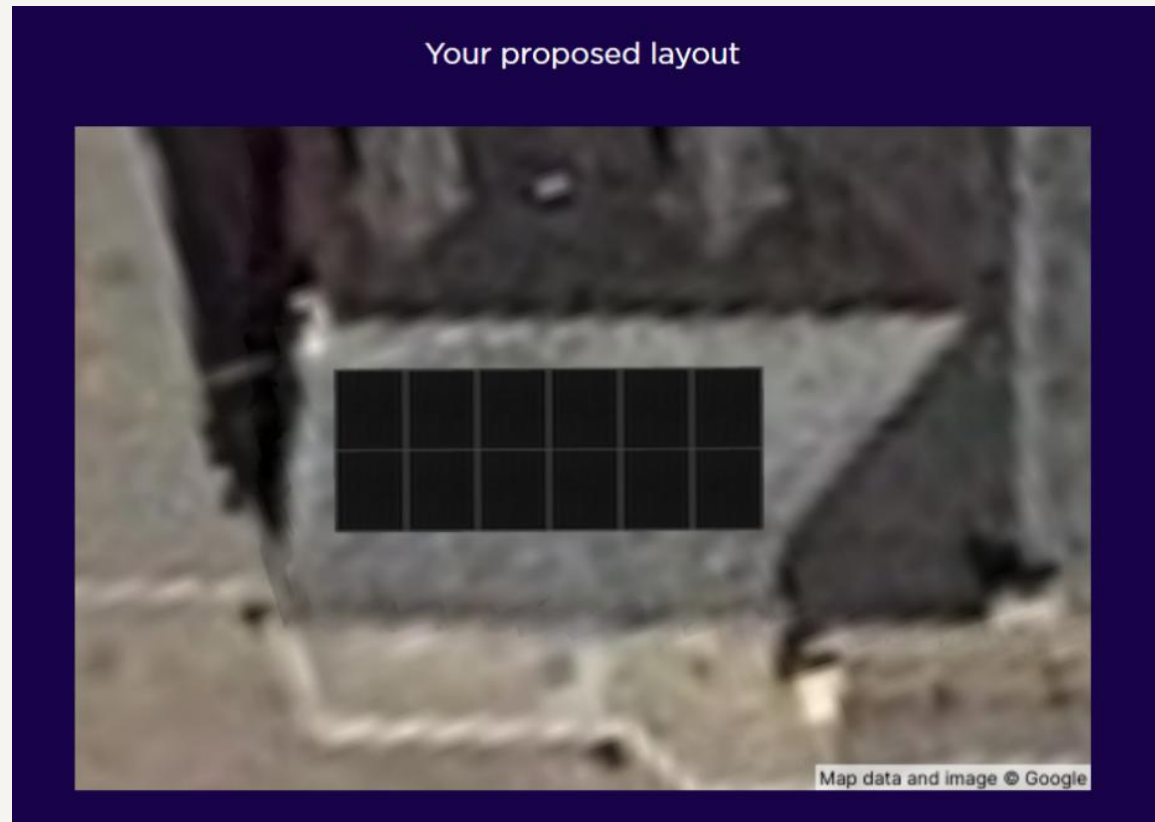
Front elevation, slightly set back with the adjoining house no.14 protruding.



Front elevation of property where the PV panels are being requested to be installed. Appropriately arranged array of 12 PV, dark panels will not significantly stand out.



Proposed array – 12 panels



Design Rationale and Alternatives Considered

Given the sensitivity of the Conservation Area, alternative locations and design approaches were carefully assessed:

- Rear roof slope installation was explored but was found to be ineffective due to orientation North facing, protruding dormer windows and a skylight window in the middle, plus shading, resulting in a significantly reduced renewable energy yield.
- Ground-mounted or outbuilding-mounted panels were considered impractical and potentially more visually disruptive within the garden and wider setting. In fact, there is also no space for these.
- Reducing panel numbers would materially compromise the functional viability of the system.
- The front roof slope is the only location on the property that allows a meaningful contribution to renewable energy generation, making it a proportionate and justified location in this instance.

Detailed Design and Mitigation Measures

Exceptional care has been taken to reduce visual impact:

- Panels will be dark matt black, with anti-reflective glazing.
- Frames will be low-profile and colour-matched.
- The arrangement follows the roof geometry precisely to avoid visual disorder
- Fixings will be reversible, with minimal intervention into historic fabric
- No chimneys, ridge tiles, eaves detailing, or architectural features will be altered or obscured.

Impact on the Conservation Area

While the panels will be visible from the public realm, the proposal has been carefully designed to ensure that:

- The in-keeping dominant historic roof design/slate tiles form remains legible
- The installation does not interrupt key views or vistas
- The historic evolution and integrity of the area remain intact
- The proposal results in less than substantial harm at the lowest end of the spectrum. The installation is reversible and does not permanently alter the character-defining elements of the Conservation Area.
- In accordance with planning guidance, this limited harm must be weighed against the public benefits of the proposal.



As you can see from this aerial view map, 12 Rectory Gardens is slightly set back from the main road. It can only be seen from the main road moving west to east due to it being slightly set behind the protruding no.14 which faces Main Street.

Even then, there are large TPO trees outside no.1 and no.14 Rectory Gardens obscuring a direct view of the other houses on Rectory Gardens.



This image further shows how 12 Rectory Gardens is set-back behind No.14 which faces Main Street upon entry to Rectory Gardens.

View from the front door of 12 Rectory Gardens looking at Main Street - The trees obscure the view of the house, when moving east to west along Main Street.

(Travelling along the other direction i.e. east to west along Main Street - the house is not seen, and again there are large trees there also).



Public Benefits and Sustainability Justification

The proposal delivers clear and demonstrable public benefits, including:

- On-site generation of renewable, low-carbon energy
- Reduction in greenhouse gas emissions
- Support for national and local climate change objectives
- Increased resilience and sustainability of the existing housing stock
- In the context of the climate emergency and government policy actively encouraging renewable energy, these benefits carry significant weight, even within sensitive heritage contexts.
- The advice from the EPC certificate gained in 2024 was to use solar for heating to reduce carbon footprint. Therefore, removing gas completely with an ASHP and installing solar and battery will doubly be positive for sustainability

<https://find-energy-certificate.service.gov.uk/energy-certificate/9460-3033-8209-2344-8200>

Local and National Planning Policy

The proposal accords with:

- The National Planning Policy Framework, which supports renewable energy generation and recognises that heritage assets may accommodate change where sensitively designed
- Hinckley & Bosworth Borough Council Local Plan policies on:
 - Heritage conservation
 - High-quality design
 - Sustainability and climate change mitigation
- The application demonstrates a careful and balanced approach, giving due weight to heritage significance while responding to urgent environmental objectives.

UK Solar Roadmap set out in June 2025:

This planning application is in line with the UK Solar Roadmap, Ed Miliband MP, Secretary of State for Energy Security and Net Zero states:

"Solar is at the heart of our mission to make the United Kingdom a clean energy superpower. It is one of the cheapest and quickest to build power sources we have. And every solar panel we install helps us take back control of our energy supply – protecting families, businesses and the public finances from the rollercoaster of fossil fuel markets controlled by petrostates and dictators."

"We will push ahead on a solar rooftop revolution, while tackling the barriers of planning, grid, supply chains and skills."

National Planning Policy Framework (NPPF), updated in December 2023:

The proposed development is in line with the focus on plan-making and decision-taking.

The relevant paragraph, particularly regarding sustainable development and climate change Paragraph 163 and 165 a) dictates that the need to mitigate and adapt to climate change should be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.

This application is in line with this approach to planning which help increase the use and supply of renewable and low carbon energy and heat.

H&B Heritage Strategy 2025-2029

Whilst PV panels are not specifically mentioned in the area development plans - adding PV panels fit in with the H&B Heritage Strategy 2025-2029 and specifies the alignment of priorities:

"Promote sustainable development and cut carbon"

"This process also needs to reflect changing attitudes and perspectives. Conservation planning used to be seen as seeking to preserve sites “in an unaltered state” or “in aspic” but now the focus is changing to a more positive and integrated approach where heritage is seen as an asset rather than a constraint and where conservation refers to the active and informed management of change in a way that sustains and where appropriate enhances the significance of heritage asset"

Therefore, by keeping clean lines, suitable colour and design of the PV panel array, will not interfere with the conservation area whilst developing sustainable energy sourcing.

According to the H&B Conservation Appraisal:

"The Old Rectory, grade II listed: Built in 1820, this fine building stands in its own landscaped grounds behind high brick walls and cast iron gates. Views of the building are restricted by the dense tree screen around the edges of the Rectory gardens. Opposite the Old Rectory stands the former village school erected in 1874. Set from behind low brick walls it features decorative blue brickwork, tall windows and gables".

This highlights that the presence of the Rectory Gardens do not form part of the ability to view the historic listed buildings within the village, therefore not a location sought in order to do so.

Furthermore, in the H&B Conservation Appraisal:

"FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA"

The examples given under this heading refer more to permanent structural changes e.g. change of windows, and porches but do not refer to PV panels.

This is expected as PV panels on a roof are not permanent, they are not perceived as negative or negatively impacting on the aesthetic appeal, especially given the newer materials that blend in more with current tiles and organised in a way that blend in with the roof. In fact, they are positively viewed and in line with sustainability objectives of the government and indeed the council.

And under the heading of:

"GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROL AND POLICIES"

It specifies planning permission is required for

"1) the external cladding of any building with stone, artificial stone, timber, plastic or tiles. 2) alteration of the roof which results in its enlargement 3) a satellite dish on chimney, wall or roof fronting a highway"

This is not being consistently applied many houses within the area have satellite dishes installed, including on Rectory Gardens (including my own prior to moving in), this is the case through the conservation area of the village, where planning permission has not had to be sought nor challenged.

This may be, in part, because they are not permanent or damaging a structure, in a comparable way PV panels are also temporary features of a building.

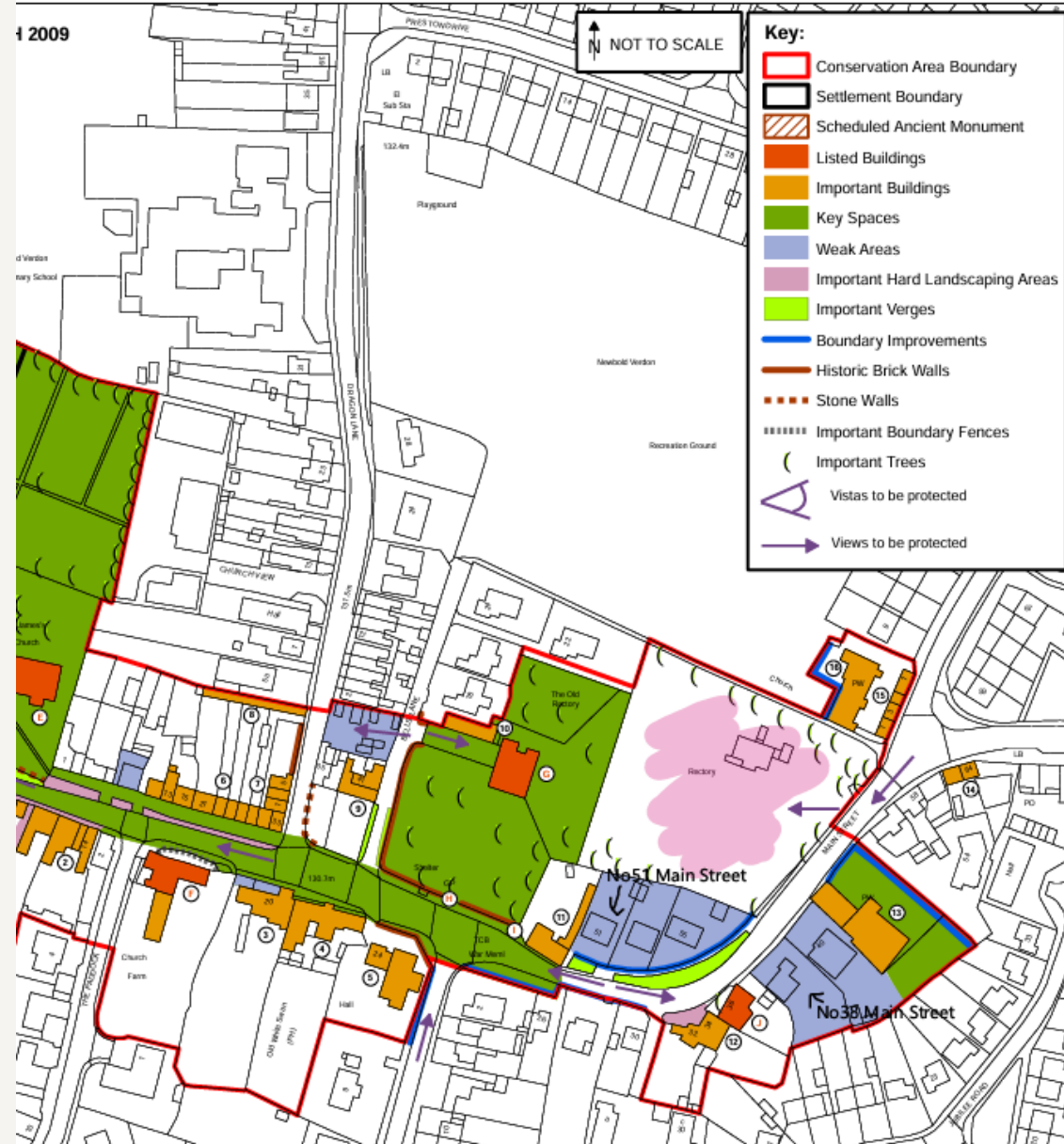
Other properties with PV panels/applications

- No. 36 Main Street – the listed thatched cottage also granted PV panel permission 11th June 2024 (whilst not on the front elevation) it was stated also:

"There is strong support for the provision of renewable energy installations of all scales within Policy DM2 of the adopted SADMP and paragraphs 157 and 163 of the NPPF (2023) and this is a material consideration in favour of the proposal"

- No.51 Main Street – granted permission on their front elevation 7th August 2023. This property is very close and en-route to the war memorial and the listed thatched cottage. *(Image on next slides)*
- No.38 Main Street – Whilst unable to locate an Article 4 directive within H&B which removes the requirement of planning permission applications for PV installations in conservation areas, this house clearly located within the conservation area boundary. It is very close to the entrance to Rectory Gardens, and next to the listed building with a thatched roof. However, no planning permission was sought, no retrospective permission required. It was deemed acceptable when raised, and no further action taken *(image of house before and after installation on next slides)*

Location
of No.51
and No.38
marked on
the map
with
granted
front PV
panels



No.51 Main
Street
granted
permission
for PV
panels on
the front
elevation.



No.38 Main Street images with and without PV panels without planning permission and was not required to be sought retrospectively.



Overall:

- Whilst the PV panels will be visible to the public, they are on a private, modern residential street offset from Main Street.
- Not highly visible; the house is set back from Main Street.
- Low-impact design, blending neatly in with the current roof. They are limited in scale, flush-mounted, non-reflective, and laid out in a disciplined, roof-aligned arrangement that preserves the host building's roof form and does not interrupt key townscape views or character-defining features.
- Not damaging a listed building. The installation causes no loss of historic fabric. It is fully reversible. At most it is a very low level of less than substantial harm, and at the lowest end of the spectrum.
- In accordance with the NPPF, this limited harm is clearly and decisively outweighed by the public benefits of the proposal, including on-site renewable energy generation, carbon reduction, and the long-term sustainability of the existing building stock.
- In-line with other front elevated PV panel installation approvals in the immediate area in more prominent and obvious positions.

The development therefore preserves the character and appearance of the Conservation Area and represents sustainable development for which we believe planning permission should be granted.