

# Local Energy Advice Demonstrator (LEAD) Project: Green Heritage Homes

## Level 0 Pre-App Phase II Case Studies: 2025- 2026

### Case Study Eighteen: Solar panels

*\*All Level 0 pre-app case studies have been anonymised in accordance with GDPR requirements*

#### History and building type

**Building age:** 1797

**Building type:** Detached building (theatre)

**Grade listing:** Grade II

**Wall construction type:** Bath stone ashlar

**Existing retrofit measures:** None

**Previous Applications for Listed Building Consent (LBC):** None

## Proposals & Matters Discussed:

- Installation of roof-mounted solar panels across all viable roof slopes.

## Heritage Assessment:

- The existing roof has been re-laid with new slates in the last five years – the existing roof finish is modern.
- The appearance of the building was assessed in surrounding views, and was found to be visible in close and mid-range views to the south and north-west. In identified views, the roof is prominent and a key identifiable feature of the building when seen from a distance. The roof is concealed by a stone parapet in close-up views of the front elevation.
- Due to the visibility and prominence of the roof, the addition of solar panels would result in change to the building's appearance and character.

## Possible Retrofit Options:

- Consider alternative options to solar panels which would be more visually discreet, such as solar slates (pending proposed appearance, finish, and associated material alterations to the roof).

## Listed Building Consent:

- Installation of roof-mounted solar panels would require listed building consent. There is also a requirement for planning permission where solar panels would be installed on a non-domestic premises, either on the roof of a listed building or the roof of a curtilage listed building.
- Material alterations to the roof to install solar slates would also require listed building consent and planning permission.

## Measures Discounted:

- Installation of solar panels would not be recommended where this would be unlikely to be supported as part of a listed building application. The building can be seen from identified viewpoints around the city, and its roof is a prominent feature which would be affected by the addition of solar panels. There would be resulting

impact to the special architectural and historic interest of the listed building.

- More concealed areas of the building were considered for installation of solar panels and dismissed as not being viable due to insufficient space, overshadowing, or a north-facing orientation.

## What Next?

The possibility of implementing solar slates was raised as part of the pre-app advice. This could be considered as part of the long-term maintenance and upgrade of the building, for example to be integrated as part of any future roof repairs or relaying works.