

**Re St. Anne Ings [2024] ECC Car 2**

**Planning Application**

**[36].** The LDNPA as local planning authority refused permission by its Notice of Refusal dated 21st November 2023. The stated reasoning is worth setting out in full, and is as follows:

“St Anne’s Church is a prominent Grade II\* listed building of high historic significance that contributes to the character of the area, special qualities of the Lake District National Park and attributes of outstanding universal value of The English Lake District World Heritage Site. The southern roof slope of the application building is currently covered in weathered local slate.

The proposed solar panels would obscure the majority of the existing weathered local slate roof and replace this with the modern, functional, engineered and often reflective appearance of a solar panel array, its associated framing and installation fixings. This would represent a visual intrusion, disruption and contrast in the consistency of materials displayed in the building and [surrounding] local area resulting in harm to the significance of the Grade II\* listed building, an adverse impact on the outstanding universal values of the English Lakes World Heritage Site and adverse impact on the character of the local area.

It is considered that this harm amounts to less than substantial harm in the terms of the National Planning Policy Framework, but is not outweighed by the public benefits of renewable energy generation. The proposals would fail to conserve or enhance the significance of the listed building, the special qualities of the National Park and the attributes of Outstanding Universal Value of the World Heritage Site.

They would fail to reinforce the importance of local character, fail to maintain local distinctiveness and sense of place and would be of an inappropriate nature for the location in which they are proposed, contrary to Policies 01 (National and international significance of the Lake District), 02 (Spatial Strategy), 05 (Protecting the spectacular landscape), 06 (Design and development), 07 (Historic Environment) and the provisions of the National Planning Policy Framework.”