5.1.1 Do these works typically require a permission or consent?

This guidance does not consider building regulations, which should be checked for any proposed interventions to a property.

Listed Building

If fixed to a listed building, solar works will always require listed building consent. Installation to a curtilage listed building will also require consent. These proposals can be mid-high risk and will be bespoke to the significance of individual buildings. It is important that any proposal presents both the installation method as well and the associated infrastructure and service routes through the listed building.

There will be buildings in the Test Valley where solar panels are not appropriate, such as thatched buildings, due to the traditional building materials. It will also be generally challenging for others, such as timber framed buildings, due to the significance of roof structures. Historic timber roofs can be more challenging to alter to accommodate PVs.

Ground mounted solar panels in the grounds of listed building, and the installation of solar panels on a modern outbuilding do not require listed building consent but will require planning permission.

Conservation Areas

Installation of solar panels in a conservation area may require planning permission and advice from the council may be needed for clarification. Installation of some solar panels do come under permitted development; however, this is on the condition they are sited, so far as practicable, to minimise their effect on the external appearance of the building and on the amenity of an area. The sequential approach outlined above can be followed to demonstrate that solar panels have been sited to minimise their visual impact.

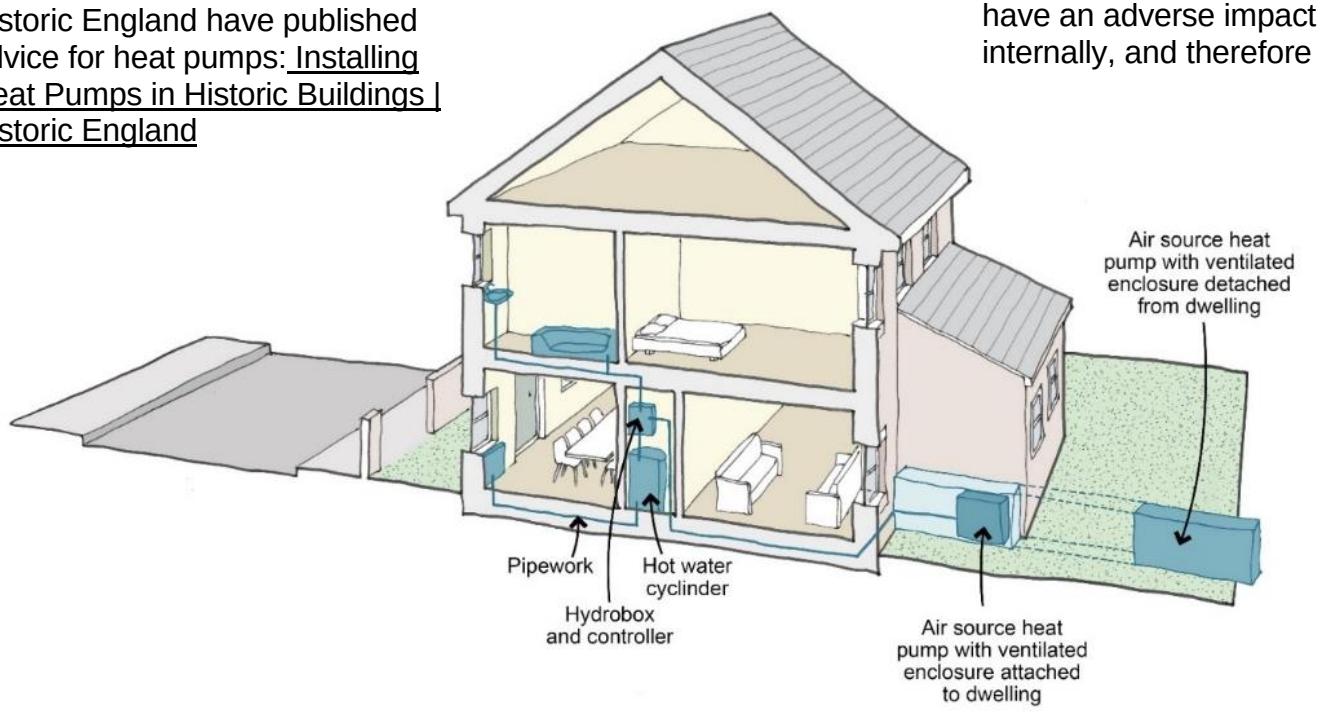
Principal and prominent pitches should be kept free from Solar Panels, to minimise visual impact, or placed on extensions or buildings of less significance

5.2 Heating Systems and Energy Generation

Heat pumps extract heat/energy from the ‘source’ location, which is converted and upgraded for central heating. The source can be ground, air, or water, though ground and air are more common as they can be accessible to most. Water source heat pumps require a water source that does not freeze during the winter months.

The benefit of installing heat pumps will be bespoke to each building. Homeowners are encouraged to consider whether heat pumps are appropriate at the outset, and a specialist could be consulted (see Section 6.1).

Historic England have published advice for heat pumps: Installing Heat Pumps in Historic Buildings | Historic England



5.2.1 Recommended Approach

Air Source Heat Pumps

Air source heat pumps extract heat through a fan and can be installed outside of a building, with services connected through the wall. This introduces some risk, as their installation can have an adverse visual impact to a building, which may need to be a consideration with designated heritage assets.

Mitigation can take the form of careful fixture placement and an appropriately designed enclosure. The heat pumps can also be installed internally with the fan for the air source connected through the wall. Whilst this has less of a visual impact externally, they can have an adverse impact on historic fabric and take up more space internally, and therefore may not be an option for smaller buildings.

The routing of services should also be sympathetic. Condenser units should be ground mounted and not typically placed on walls of historic buildings.

Ground Source Heat Pumps

Ground source heat pumps use electricity to exchange heat within the ground into a building to regulate its temperature. This system is typically energy efficient, as the earth's temperature remains relatively constant year-round, reducing the need for additional energy to heat or cool the building. Although typically more efficient than air-source pumps, ground source pumps are often more expensive and can require large areas of land to operate.

Installing a ground source heat pump in a listed building requires careful planning. Ground source heat pumps extract heat via pipes inserted into the ground and connected to a building. Burial of the pipes is either through a closed loop system, that requires trenches, or open loop systems, requiring boreholes. Large drilling machinery is required for the installation, and this can be disruptive. The best option depends on the size of the property, available land, and any restrictions related to the building or grounds.

To avoid altering the visible exterior of the building, it is beneficial to choose a system that minimises visual impact. For example, ground loops can be buried underground, but the heat pump unit itself should ideally be placed discreetly in a non-visible area (like a basement, garage, or utility room) to preserve the building's character.

Depending on the chosen ground loop type, excavation work may be required. In conservation areas or near a listed building, this work must be done carefully to avoid damaging the surrounding environment, landscaping, or historical features. Archaeological sensitivity may also need to be considered in some areas.

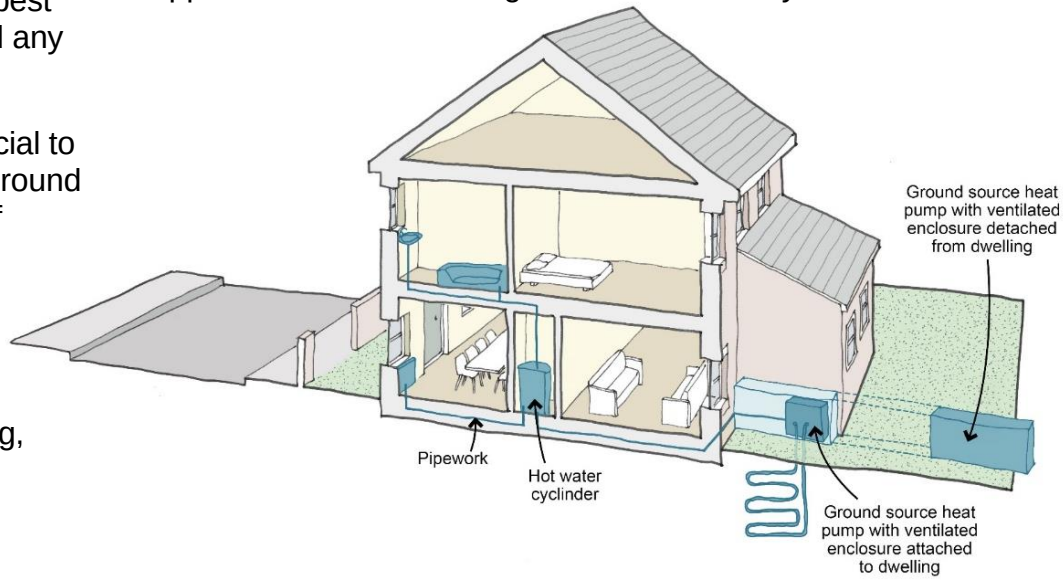
5.2.2 Do these works typically require a permission or consent?

Listed Buildings

Listed building consent will be required if an enclosure unit or fan unit is fixed to a listed building, or a curtilage listed building. If the ground source unit is detached (see diagram), listed building consent may still be required for routing new services through the listed building, and planning permission may be required for its installation within the grounds of a listed building.

Conservation Areas

Planning permission is not typically required unless the unit is sited on a wall fronting a public highway. However, this is on the condition it is sited, so far as practicable, to minimise its effect on the external appearance of the building and on the amenity of an area.



5.3 Electric Charging Points

5.3.1 Recommended Approach

Electric vehicles (EVs) are becoming increasingly used for lower carbon travel. Electric charging points will often be required at home to support EV use. However, consideration needs to be given to the location, positioning, and scale of charging points. This is particularly the case if they are located within a conservation area or the host building is listed, as there can be a visual impact. The designs of charging points are currently limited, making it harder to source one that is visually sympathetic to the historic environment. Sympathetic locations for charging points may include to the rear of a building, hidden from view in an external niche or hidden in a small enclosure or boundary treatment.

Installing charging points generally requires off-street parking. If the property does not have off-street parking, there may be difficulties with creating parking space. The loss of front gardens and garden boundaries is a challenge in conservation areas and therefore, any proposals including this are unlikely to be supported.

Acceptability is generally determined by the location of the charger and the form of the external fixture. The following considerations should form part of the approach:

- Can the charger be placed in a garage?
- Can the charger be placed to the rear of a property or in a discrete location?
- Can the charger be hidden, for example in a wall or gate post?

In addition to charger placement, consideration will need to be given to mains connection and any routing of services. This will need to be detailed for any listed building consent.

5.3.2 Do these works typically require a permission or consent?

This guidance does not consider highways permissions, which should be checked with Hampshire County Council, as highway authority, for any proposed interventions on a highway.

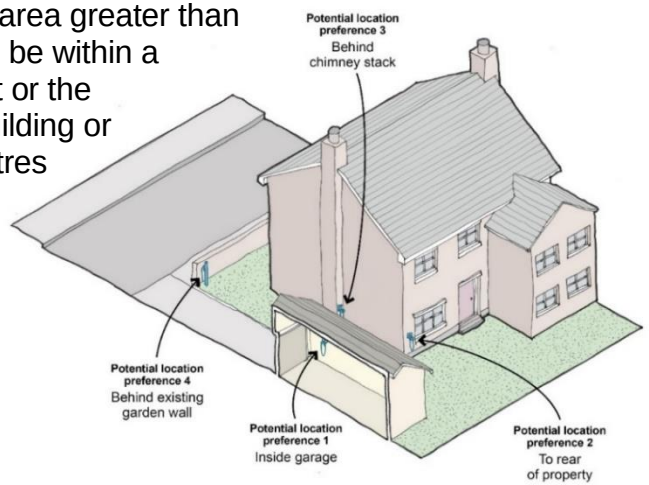
Listed Buildings

If an EV charger is attached to a listed building, or any curtilage listed structure, a listed building consent application will be required. Consent will also be required for routing of any services through a listed structure. Planning permission will be required for the installation of an EV charger within the grounds of a listed building.

Conservation Areas

Planning permission is not typically required, unless the charging point would cover an area greater than 0.2 sq. metres, would be within a scheduled monument or the grounds of a listed building or would be within 2 metres of a highway.

If access requires dropping the kerb, permission may be needed.



Communal EV Chargers

Some conservation areas in Test Valley present challenges where there are rows of residential terrace buildings without driveways, such as in Stockbridge or Broughton. In these situations, it is not possible for properties to place individual chargers, and it may not be possible to ensure there is parking provision outside a property for charging. In these instances, it may be appropriate to consider installation of a communal charger for electric vehicles. A proposal will likely need to be led by a parish or town council.

Installation of communal electric vehicle charging points within conservation areas will need a thoughtful approach to ensure that the installation preserves a conservation area's character and appearance.

5.3.3 Recommended Approach

To minimise visual impact, the design of the EV charging point should be discreet, take account of its context and be in-keeping. Utilising existing community spaces and car parks, such as at village halls and community facilities, may be beneficial. Charging points should be mounted in discrete locations, if possible, for example to the rear of buildings or within appropriate enclosures. Preserving existing landscaping such as trees, planting, historical paving may also ensure the visual impact of the unit is kept to a minimum. Using materials and finishes that match or complement the surrounding environment will also help to minimise their impact.

5.3.4 Do these works typically require a permission or consent?

This guidance does not consider highways permissions, which should be checked with Hampshire County Council for any proposed interventions on a highway.

Listed Buildings

Listed building consent is not required for detached freestanding charging points. Planning permission may be required within the grounds of a listed building.

Conservation Areas

Planning permission is not required, unless more than one charging point is proposed, the charging point would be more than 1.6m above ground level, would be within a scheduled monument, the grounds of a listed building or would be within 2 metres of a highway.

If access requires dropping the kerb, permission may be needed.

This charging point located at the Village Hall demonstrates how a communal location can be appropriate. Design should be considered to ensure that it does not detract from the existing historic character.

6. Conclusions and Advice

Next Steps to Homeowners

Should you wish to consider thermal enhancements to your property or installation of renewable energy sources it is recommended you take the following steps. The approach below is typically good practice but it may not be appropriate in all cases. Approaches can be altered by individual aspirations and the available budget.

Step 1: Whole Building Approach

Consider your property holistically. You will realise the best outcomes using the 'whole building approach' and avoiding relying on a single product or a solution. Your approach should be established through both an understanding of the significance of the historic building and/or place you are affecting and the existing performance of the building.

Step 2: Consult Appropriate Expertise

Historic buildings and climate change interventions have a common factor in that they can both be technically complex, and face challenges that modern buildings do not. As such it is important that you consult the appropriate specialists (see Section 6.1) to help establish a 'whole building approach' and resolve what is appropriate to your property. This will be a bespoke consideration in each individual circumstance.

Step 3: Existing Issues and Quick Wins

Any issues, such as maintenance or repairs to your property should be addressed before considering installation of new items. 'Quick wins' should also be evaluated before bigger scale interventions. These considerations will typically save time and money.

Step 4: When to consult Test Valley Borough Council

You will need to establish what permissions or consents may be required for your proposal. The council have further information available on their website The Test Valley Borough Council | Planning Permission. Appointed specialists should be able to inform you, and pre-application advice can be sought from the council.

If planning permission or listed building consent is required, producing a technical application can be costly and as such it may be beneficial to gain an early opinion from the local planning authority to understand the acceptability of your proposal. Information on pre-application advice can be found on the council's website: The Test Valley Borough Council | Pre-Application Advice.

Step 5: Make an Application

Should planning permission or listed building consent be required, an application should be sufficiently detailed and likely with input from a specialist.

The proposal must be supported with a Heritage Statement, which describes the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This may include understanding the impact on historic fabric and may need to be supported with

additional reports such as a condition survey and a structural survey. It is good practice to undertake a Heritage Statement at the outset of the project, given the understanding of significance is fundamental to forming appropriate schemes.

To understand the significance of a building, the assessment must be in line with Historic England's: Statements of Heritage Significance: Analysing Significance in Heritage Assets.

If the proposal impacts the setting of a heritage assets, it should take account of Historic England guidance: The Setting of Heritage Assets.

Planning permission and listed building consent only apply to certain buildings and works; however, Building Regulations apply to any type of building, and is subject to the type of work being carried out. This should be considered by the applicant and applied for where relevant.

Step 6: Undertake the Works

It is important to obtain any required permissions and consents before undertaking works to your property. Works should also be undertaken in line with the permission/consent and any conditions attached to them.

Specialists will typically be required, and it is recommended using contractors with the appropriate knowledge and experience, especially for listed buildings and buildings of traditional construction.

Step 7: Post Monitoring & Maintenance

If energy efficiency measures have been made, particularly if there have been multiple fabric interventions, monitoring the works and continuing a programme of general maintenance of a building is vital to maintain efficiency.

There needs to be an understanding of whether the objectives of the project have been achieved and if the comfort levels of the occupants have been improved, or if further works need to be undertaken.

Monitoring will help assess whether the energy efficiency measures are failing. For instance, if there are any visible signs of damp, this must be addressed as soon as possible as there will be the build-up of moisture that may be impacting indoor air quality, which can affect the occupant's health, as well as resulting in adverse impacts to the built fabric.

Historic England guidance can be consulted: Maintaining and Repairing Traditional Buildings | Historic England.

6.1 Finding the Right Specialist

When considering works to a historic building it is sometimes appropriate to appoint a specialist to help better understand the sensitivities and opportunities of your property. They will likely have knowledge of the materials that are appropriate to the individual historic building for its conservation, character, and performance.

The specialists required will likely be bespoke to the proposal. Test Valley Borough Council does not recommend or promote any individual or company. However, there are national lists of recognised practitioners that property owners and occupants may find useful to consult:

Architects Accredited in Building Conservation: Home Page | AABC: The Register of Architects Accredited in Building Conservation

Conservation Accreditation Register for Engineers: Supported Organisations | Conservation Accreditation Register for Engineers

RICS Certified Historic Building Professionals (Surveyors): RICS | Building Conservation Accredited Surveyors

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