

Statement to accompany application to discharge Planning Condition 5 and Listed Building Consent Condition 6 relating to the PV installation.

Project Name: Levels Digital and Gaming Hub
Project Number: ED3024-0055
Date: July 2025
Proposal: Refurbishment of listed former Whittles furniture store to create a digital and gaming hub
Site Location: 6-8 Duke Street, Whitehaven
Applicant: BEC
Agent: NORR Consulting Ltd

1.0 Introduction

This statement is to accompany an application to discharge Planning Condition 5 and Listed Building Consent Condition 6 relating to the proposed PV installation.

Planning Approval 4/21/2365/0F1, 24.11.2021

Condition 5:

Prior to their installation, full details and specification of the PV panels that are to be installed on the roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include information on their energy generation to verify the viability of utilising this form of renewable energy system. Development shall be carried out in accordance with the approved details at all times thereafter. The PV panels shall be removed from the roof area once they cease to be operational, and the roof surface shall be restored to its previous condition.

Listed Building Consent 4/21/2364/0L1, 24.11.2021

Condition 6:

Prior to their installation, full details and specification of the PV panels that are to be installed on the roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include information on their energy generation to verify the viability of utilising this form of renewable energy system. Development shall be carried out in accordance with the approved details at all times thereafter. The PV panels shall be removed from the roof area once they cease to be operational, and the roof surface shall be restored to its previous condition.

The current approvals include drawing reference AS21.35. L.21.01/P1 which indicates an array of 20 photovoltaic panels on the rear section of the roof as indicated in the drawing extract below:



Extract from approved drawing AS21.35. L.21.01/P1

2.0 Proposals

Recent legislative guidelines require that roofs below photovoltaic installations should be of non-combustible construction, or if this cannot be achieved, the roof should be protected by non-combustible material such as 50mm of stone ballast, extending 1500mm beyond the PV installation in all directions.

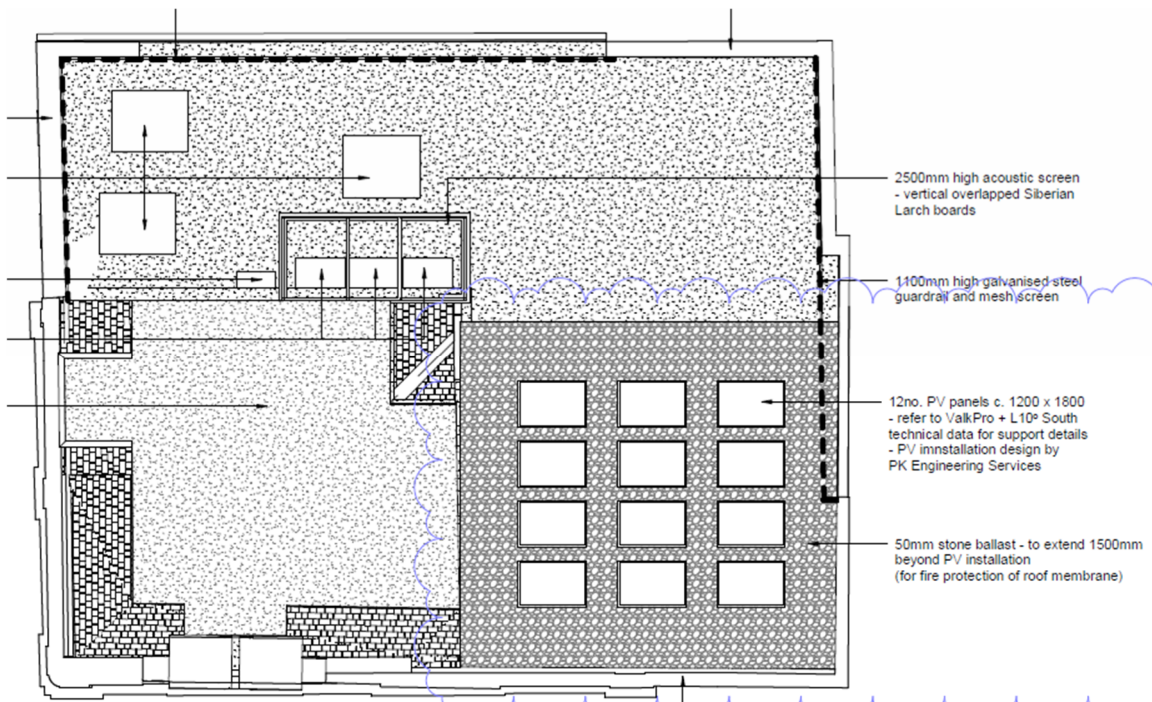
The existing roof is of timber joist construction so will not meet the non-combustible requirement, so it is proposed that the roof below the PV installation and 1500mm beyond will be protected with a 50mm layer of stone ballast.

The structural engineer appointed for the works has confirmed that the existing roof structure to the rear half of the property is not strong enough to support the PV panels and the 50mm layer of stone ballast.

Replacement or strengthening of the existing roof structure has been considered but discounted due to headroom constraints and in the interest of retaining the existing building fabric.

Therefore, it is proposed that 12no. PV panels will be installed onto the section of flat roof to the southeast corner of the building, replacing the roof terrace included on the current Planning Approval and Listed Building Consent drawings.

As shown on drawing extract below:



Extract of drawing DGHW-NOR-XX-ZZ-DR-A-27002

The exiting roof structure is stronger here as the timber joists span are less that those to the rear half of the building.

The PV panels will be below the height of the existing masonry parapet to the Duke Street frontage and the mesh screen to the rear of the building (refer to drawing DGHW-NOR-XX-ZZ-DR-A-27002). They are also set back from the north-east frontage to the Waverly Hotel courtyard. They will not be visible from street level at any point.

The PV panels will be held in place by an aluminium framework and ballast tiles (refer to ValkPro + L10° South technical data. There will be no fixings through to the existing roof structure.

3.0 Conclusions

The proposed PV installation will have a lesser impact on the building and its surroundings than the proposals currently approved.

The panels will not be visible from street level and there will be no permanent impact on the historic building fabric. The panels, supporting framework and stone ballast can all be easily removed without any detrimental affect on the roof structure and fabric once they cease to be operational.

The installation will be easily accessed for maintenance from the adjoining floor level and the area is protected from falls with a masonry parapet and guarding.

Refer to the documents listed below:

DGHW-NOR-XX-ZZ-DR-A-27002-P02 Roof Plan – Screens to Plant
Van der Valk Solar Systems BV Installation Manual – ValkPro+ L10 (South) v1.5