

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Abery.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01370/PNSL

Installation of solar panels on front and
side roofslopes

56 Baldock Road

Letchworth Garden City

Hertfordshire

SG6 2EE

Submitted Plan Nos

Location Plan South West Elevation South East Elevation Proposed Solar PV Roof Layout South East
Roof Solar Array South West Roof Solar Array Solar Panel Dimensions

1.0 Policies

2.0 **Site History**

- 2.1 14/02978/1HH: Single storey rear extension following demolition of existing conservatory. Rear dormer window, side rooflight and front rooflight to facilitate loft conversion. Replacement garage (as amended plans received 01 December 2014). 23.01.2015 – **Conditional permission**
- 2.2 21/03130/FPH: Single storey rear extension, insertion of rooflight to existing side gable end and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation following demolition of existing rear conservatory, detached garage/store. Erection of detached garage/office. 05.01.2022 – **Conditional permission**
- 2.3 Permitted development rights have not been removed.

3.0 **Representations**

- 3.1 Letchworth Heritage Foundation and adjacent neighbours have provided no comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached dwelling located on Baldock Road within the town of Letchworth Garden City. The site, whilst close to the Letchworth Conservation Area, is not within it.

4.2 **Proposal**

- 4.2.1 A Certificate of Lawfulness (proposed) is sought for:
Installation of solar panels on front and side roofslopes

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14 as amended.

The introduction of these panels is development, and therefore the key consideration is whether it meets the requirements for solar panels, as set out under the Town and Country Planning General Permitted Development Order 2015, Part 14, Class A, and whether prior approval is required.

PART 14 Renewable energy

- 4.3.2 **Installation of solar panels on the rear and side slopes.**

Class A - installation or alteration etc of solar equipment on domestic premises

Permitted development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

(a) a dwellinghouse or a block of flats; or

(b) a building situated within the curtilage of a dwellinghouse or a block of flats.

The proposed development is for a dwellinghouse.

Development not permitted: Dwellinghouse

A.1 (2) Development is not permitted by Class A on a dwellinghouse, or a building within the curtilage of a dwellinghouse, if-

(a) in the case of solar PV or solar thermal equipment on a wall, it would result in—

(i) where the wall abuts on a highway, the solar PV or solar thermal equipment protruding more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of that wall; or

(ii) in any other case, the solar PV or solar thermal equipment protruding more than 0.4 metres beyond the plane of the wall when measured from the perpendicular with the external surface of that wall;

The proposal does not include installation on a wall and therefore complies with this criterion.

(b) in the case of solar PV or solar thermal equipment on a balcony enclosure or roof enclosure, it would result in—

(i) where the enclosure abuts on a highway, the solar PV or solar thermal equipment protruding more than 0.2 metres beyond the enclosure when measured from the perpendicular with the external surface of that enclosure; or

(ii) in any other case, the solar PV or solar thermal equipment protruding more than 0.4 metres beyond the enclosure when measured from the perpendicular with the external surface of that enclosure;

The proposal does not include installation on a balcony or roof enclosure and therefore complies with this criterion.

(c) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in either or both of—

(i) the solar PV or solar thermal equipment protruding more than 0.2 metres beyond the roof slope when measured from the perpendicular with the external surface of the pitched roof slope;

(ii) the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

The proposal does not result in the equipment exceeding the highest part of the roof and the proposed depth of the solar PV is demonstrated as below 0.2 metres. This criterion is therefore met.

(d) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

The dwellinghouse does not have a flat roof, the proposal complies with this criterion.

(e) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall, balcony or roof enclosure which fronts a highway;

The dwellinghouse is not situated within a Conservation area and this criterion is not applicable.

(f) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument;

The site is not a scheduled monument and complies with this criterion.

(g) the solar PV or solar thermal equipment would be installed on a dwellinghouse, or on a building within the curtilage of a dwellinghouse, if the dwellinghouse is a listed building; or

The site is not within the curtilage of a listed building and complies with this criterion.

(h) in the case of plug-in solar, where any part of the plug-in solar would be installed on a wooden wall, balcony or enclosure or on any part of the exterior of a dwellinghouse where that part is clad in timber.]

The proposal does not include installation on wood or timber; therefore, it complies with this criterion.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

The proposal does have solar panels on the front elevation, as this equipment is required to utilise maximum sun input, I am satisfied this falls within 'so far as practicable' and is compliant with this criterion.

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

The proposal does have solar panels on the front elevation, as this equipment is required to utilise maximum sun input, I am satisfied this falls within 'so far as practicable' and is compliant with this criterion.

(ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;

The dwellinghouse does not have a flat roof and is not within article 2(3) land of a Conservation Area, prior approval is not required and the proposal complies with this criterion.

(bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if "Class A" substitutes the reference to "Class J" in paragraph J.4(4); and

N/A

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

This will be fulfilled once the panels are removed at the point that they are no longer needed.

4.4 Conclusion

- 4.4.1 A Certificate of Lawfulness (proposed) is issued on the basis that the proposed installation of solar panels constitutes permitted development by virtue of Class A of Part 14, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative/s:

1. Bats and roof work Informative:

The applicant is advised that all species of bat and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). As roof works have the potential to affect bats and their roosts, the applicant should remain vigilant throughout the works. Should bats, or evidence of bats, be discovered at any stage, all work in the affected area must cease immediately and advice should be sought from a suitably qualified ecologist before works recommence. The granting of planning permission does not remove the applicant's legal responsibilities under the relevant wildlife protection legislation.

Signed <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 September 2026	