

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01926/LDCP

Installation of PV solar panels on the
front and rear roofslopes

44 Cowslip Hill
Letchworth Garden City
Hertfordshire
SG6 4EZ

Submitted Plan Nos

Rear Elevation Front and Side Elevation Location Plan Solar Panel Details

1.0 Policies

2.0 **Site History**

2.1 **07/02388/1HH:** Single storey front extension and widening of existing vehicular crossover (as amplified by plan received on 19th November 2007). **Conditional Permission.**

2.2 **01/01110/1HH:** Rear conservatory. **Conditional Permission.**

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey, semi-detached dwelling situated on Cowslip Hill, Letchworth Garden City. The site is located within the Letchworth Garden City Conservation Area.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the installation of PV solar panels on the front and rear 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) (England) Order 2015, Schedule 2, Part 14, Class A, as amended.

4.3.2 **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.**

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;**

Complies – solar panels would protrude by a maximum of 0.13m.

- (b) In the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);**

Complies – the proposed solar PV panels would not exceed the highest part of the roof.

- (ba) 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);**

Complies – both the front and rear roof slopes are pitched.

- (c) 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 which fronts a highway;**

Complies - The site is within the Letwchworth Conservation Area. However, the proposed solar PV panels would be installed to the front and rear roof slopes only.

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

- (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.**

Complies – the site is not designated as a scheduled monument and would not be installed on, or within the curtilage of, a listed building.

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;**

Complies - The proposed PV panels would occupy both the front (west facing) and rear (east facing) roof slopes of the house. Due to the orientation of site, the siting of the PV panels is considered to be necessary for exposure.

Furthermore, there are no other locations where solar PV panels could be positioned. It is therefore considered that the siting of the panels complies with A.2(a).

- (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;**

Complies – for the reasons outlined above, it is considered that the siting of the panels complies with A.2(b).

- (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;**

N/A.

- (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);**

Complies.

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

Complies.

4.4 **Conclusion**

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

Signed  Thomas Howe	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 May 2026	