

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01744/LDCE	Installation of PV solar panels	Hawthorns The Causeway Therfield Royston Hertfordshire SG8 9PP

Submitted Plan Nos

Existing Elevation Plans Proposed Elevation Plans Location Plan

2.0 **Site History**

- 2.1 00/01613/1TCA - Felling of a Conifer
No Objection
- 04/01331/1TCA - Removal of 1 Holly Tree.
No Objection
- 04/01350/1HH - Garden shed.
Conditional Permission
- 05/01350/1HH - Single storey and first floor extensions to east elevations and addition of porch canopy to south elevation.
Conditional Permission
- 06/02390/1TCA - Reduce one Sycamore tree by 20% in height.
No Objection
- 11/02646/1TCA - Remove Walnut tree (T1) and reduce Field Maple (T2) overall by 2ms
No Objection
- 15/03025/1HH - First floor side extension and detached single garage with log store.
Split Decision
- 16/00611/1HH - First floor side extension.
Conditional Permission
- 21/03086/TCA - T1 Ash - Fell to ground level.
No Objection
- 22/02299/TCA - Sycamore, Field Maple - Reduce the canopy by 30%.
No Objection

3.0 **Representations**

- 3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Hawthorns, The Causeway comprises of a detached house inset in a large garden on the eastern side of The Causeway.

4.2 **Proposal**

- 4.2.1 A Certificate of Lawfulness (existing) is sought for the retention of PV solar panels on the front roof slope.
- 4.2.2 The panels were substantially completed on 19/08/2024 and therefore are not considered lawful from the passage of time.

4.3 Key Issues

4.3.1 The key issues for consideration are whether the existing 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.

4.3.2 Part 14 – Renewable Energy – Class A – installation or alteration etc of solar equipment on domestic premises

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 existing solar PV equipment is situated on the roof slope of the west elevation.

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;

The existing development is compliant with this criterion.

(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);

The existing development is compliant with this criterion.

(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;

The existing development is situated on a roof slope, so is compliant with this criterion.

(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.

The site is not a scheduled monument nor is the dwellinghouse a listed building, so the existing development is compliant with this criterion.

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;

(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; ...

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

Although, the PV solar panels are situated on the west elevation, facing the highway and, therefore, visible to the public realm, they are set in from the eaves and ridge; so, they do not dominate the whole roof slope. The PV solar panels match the colour of the existing roof slope. As such, the existing development is compliant with these criteria.

4.4 Conclusion

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

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 October 2024	