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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                    | APPLICATION SITE                                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 25/00537/LDCP            | Insertion of four rooflights into existing side roofslopes to facilitate loft conversion (as amended by plans received on 02/04/2025). | 1 Park Farm Lane<br>Nuthampstead<br>Royston<br>Hertfordshire<br>SG8 8LT |

**Submitted Plan Nos**

1596-P007 A 1596-P008 A 1596-P009 A 1596-P001 1596-P002 1596-P003 1596-P004 1596-P005  
1596-P006 1596-P010

**1.0     Policies**

2.0        **Relevant Site History**

2.1        None.

3.0        **Representations**

3.1        None required.

4.0        **Planning Considerations**

4.1        **Site and Surroundings**

4.1.1     The application site lies in the Rural Area beyond the Green Belt and comprises of a chalet style residential bungalow located on the north side of Park Farm Lane.

4.2        **Proposal**

4.2.1     A Certificate of Lawfulness (proposed) is sought for the insertion of four rooflights into existing side roof slopes to facilitate loft conversion (as amended by plans received on 02/04/2025).

4.2.2     The amended plans show the velux windows to be obscure glazed with a grading of 3.

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 1 as amended.

4.3.2     ***C. Any other alteration to the roof of a dwellinghouse.***

**C.1** Development is not permitted by Class C if -

**(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);**

The proposal complies with this criterion.

**(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;**

The proposal complies with this criterion.

**(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;**

The proposal complies with this criterion.

**(d) it would consist of or include—**

**(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**

**(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment-; or**

**(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).**

The proposal complies with this criterion.

### **Conditions**

**C.2** Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

**(a) obscure-glazed; and**

**(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.**

The proposal complies with this criterion in that the bottom of the window measures 1.7 metres from the finished floor level and the windows would be obscure glazed with a grading of 3.

## **4.4 Conclusion**

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed rooflights constitute permitted development by virtue of Class C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

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| <div>Signed</div> <div></div> <div>Naomi Reynard</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 3 April 2025</div>                                                                              |                                                                                                                                                                                               |

