

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02262/FPH	Installation of 18 no. photovoltaic panels to south-west roof slope	4 Home Farm Court Putteridge Park Luton Hertfordshire LU2 8NN

Submitted Plan Nos

JDA-025-0419-PL-001 A JDA-025-0419-PL-002 B JDA-025-0419-PL-003 B

1.0 Policies

D1 Sustainable design

D3 Protecting living conditions

HE1 Designated heritage assets

2.0 **Site History**

2.1 Extensive history – see file

2.2 **25/02263/LBC** Installation of 18 no. photovoltaic panels to south-west roof slope TBD

3.0 **Representations**

3.1 **Conservation Officer** - There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3.2 **Offley Parish Council** – No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 4 is a single storey dwelling. The application site is situated in the north of a residential complex formed by the conversion of agricultural barns and buildings granted permission in 2000.

4.2 **Proposal**

4.2.1 The application is described as:

Installation of 18 no. photovoltaic panels to south-west roof slope

4.3 **Key Issues**

Impact on the Green Belt:

4.3.1 The application site is situated within the Green Belt. The proposed development would be for the installation of 18 photovoltaic panels on the south-west roofslope of the dwelling. There would be no outward expansion of the property. The proposal would therefore not have any harmful impact upon the purposes or openness of the Green Belt.

Design and Heritage

- 4.3.2 The main issue is to consider the impact of the works on the special character of the listed building.
- 4.3.3 The proposed solar panels are supportable for the following reasons. The location of the proposed panels will be on an inward facing courtyard roof slope and will not be visible from the public domain. There is no removal of historic fabric of significance, and the proposed works will be reversible if required.
- 4.3.4 Although this will have an impact on the appearance of these barns they are considered to cause less than substantial harm at the medium to lower end of the spectrum.

Impact on Neighbouring Amenities:

- 4.3.5 Policy D3 of the Local Plan sets out that planning permission will be granted for development proposal which do not cause unacceptable harm to living conditions.
- 4.3.6 No neighbouring representations have been received. The proposed development would not result in any unacceptable loss of privacy or the overlooking of nearby neighbouring occupiers. The proposed development would be in compliance with both local and national planning policies.

Sustainability and Climate Change:

- 4.3.7 Section 14 of the NPPF sets out that the planning system should support the transition to a low carbon future. This principle is echoed in Policy D1 of the Local Plan that encourages all reasonable opportunities to reduce energy consumption and waste.
- 4.3.8 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.5 **Conclusion**

- 4.5.1 Public benefits would arise from the generation of renewable energy would outweigh the moderate to low harm identified. Therefore the proposal would not conflict with Local Plan Policy HE1. In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 October 2025	