

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02263/LBC	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

2.0 **Site History**

2.1 Extensive history – see file

2.2 **25/02262/FPH** 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.

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**

Design and Heritage

4.3.1 The main issue is to consider the impact of the works on the special character of the listed building.

4.3.2 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.

4.3.3 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.

4.5 **Conclusion**

4.5.1 In the absence of material planning reasons to the contrary it is my view that listed building consent is **GRANTED**.

5.0 **Recommendation**

5.1 I recommend that listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the approved plans, full details of the method of mechanically fixing the solar panels to the roof as hereby consented shall be submitted to agreed in writing by the Local Planning Authority prior to the commencement of that part of the scheme hereby consented. Thereafter the panels shall be installed in accordance with the approved details

Reason: To safeguard the listed building's special character in accordance with Policy HE1 of the North Hertfordshire Local Plan 2011-2031

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