

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Paddock View
Address Line 1	High Street
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Barley
Postcode	SG8 8HX

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
539846	238597

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Northen

Company Name

Address

Address line 1

Paddock View

Address line 2

High Street

Address line 3

Barley

Town/City

Royston

County

Country

GB

Postcode

SG8 8HX

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Installation of:

12 solar panels on the West roof elevation

11 solar panels on the South roof elevations

Air source heat pump and air conditioning unit on the South elevation

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property is a residential property that was granted full planning permission on 25/04/2019 under application 18/03295/FP as amended by 20/02652/NMA which was approved on 18/11/2020.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Regarding the solar panels, see informal advice below from planning officer received in November 2024 indicating that this would fall within Permitted Development Rights under Part 14, Class A.

By extension, the installation of an air source heat pump will fall under Part 14, Class G.

Likewise, the air conditioning unit will not be visible to any neighbouring property by virtue of orientation and fencing.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

07/11/2024

Email from Henry Thomas on 07/11/2024:

From what I can see the site is within a Conservation Area and does not have permitted development rights for Part 1, Classes A to E. But has permitted development rights for other relevant classes.

As such, it is my view that the dwelling has permitted development rights for Part 14 (Renewable Energy) - The Town and Country Planning (General Permitted Development) (England) Order 2015

Therefore, as long as the proposed solar panels comply with the following, they can be installed without the need for formal planning permission:

Cannot protrude more than 0.2m from the roof slope.

Cannot exceed the height of the ridge of the roof.

Cannot be on a wall facing the highway when in a conservation area (but can be on a front roof slope)

This is an informal opinion of an officer and does not constitute a formal decision of the council, if you would like formal determination, I would suggest that you apply for a Lawful Development Certificate. More information can be found on our website or on the Planning Portal website.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☐ Occupier
- ☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
- ☐ No

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ian Northen

Date

02/07/2026

Amendments Summary

Change to site boundary and location plan to outline all in red