

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01848/LDCP	Installation of 9 Photovoltaic panels to front roof slope and freestanding Air Source Heat Pump (ASHP) to rear, alterations to fenestration and internal alterations to facilitate integral garage conversion	25 Thirlmere Great Ashby Stevenage Hertfordshire SG1 6AQ

Submitted Plan Nos

001 PL.001

1.0 Policies

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 **Site and Surroundings**

4.1.1 No. 25 comprises a detached two storey dwelling off Thirlmere, within a residential area of Great Ashby. The Permitted Development Rights do not appear to have been removed.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness is sought for:

- The installation of 9 No. solar panels to front roof slope.
- Freestanding Air Source Heat Pump (ASHP) to rear.
- Alterations to fenestration and internal alterations to facilitate integral garage conversion.

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 14.

4.3.2 **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 proposed work complies 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 proposed work complies with this criterion.

(ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney)

N/A

- (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;*

N/A

- (d) *the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or*

N/A.

- (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.*

N/A.

4.3.3 **Conditions**

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; and*
- c) *solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed*

The solar panels would be positioned to the front roof slope of the property, and would be visible from the public realm. Given that this is a southern roof slope, I consider that the ability for solar gain in this location compared to the rear is suitable justification for its siting. Therefore, the development is compliant with this criterion.

4.3.3 **G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards**

- (a) **on a dwellinghouse or a block of flats; or**
- (b) **within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.**

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

The proposal complies with this criterion.

G.2 Development is not permitted by Class G if—

- (a) **in the case of the installation of an air source heat pump, the development would result in the presence of**
 - (i) **more than one air source heat pump on, or within the curtilage of—(aa)a dwellinghouse which is not a detached dwellinghouse;**
 - (bb) **a block of flats;**
 - (ii) **more than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse;**

The proposal complies with this criterion.

- (b) **in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;**

The proposal complies with this criterion.

- (c) **in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;**

The proposal complies with this criterion.

- (d) **the volume of the air source heat pump's outdoor compressor unit (including any housing) would**
(i) **in the case of the installation of an air source heat pump on, or within the curtilage of, a dwellinghouse, exceed 1.5 cubic metres;**
(ii) **in the case of the installation of an air source heat pump on, or within the curtilage of, a block of flats, exceed 0.6 cubic metres;**

The dimensions of the unit are as follows:

Height 998mm
Width 940mm
Depth 330mm

This would result in approximately 0.31 cubic metres of volume.

The proposal complies with this criterion.

- (e)

- (f) **the air source heat pump would be installed on a pitched roof;**

N/A

- (g) **the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;**

N/A

- (h) **the air source heat pump would be installed on a site designated as a scheduled monument;**

N/A

- (i) **the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;**

N/A

- (j) in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—
- (i) would be installed on a wall or a roof which fronts a highway; or
- (ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

N/A

- (k) in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—
- (i) that wall fronts a highway; and
- (ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

N/A

4.4 Conclusion

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed solar panels and air source heat pump would constitute permitted development by virtue of Classes A & G, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 September 2025	