

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	Green Oak Barn
Address Line 1	London Road
Address Line 2	
Address Line 3	Hertfordshire
Town/city	St Ippolyts
Postcode	SG4 7NE

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

Easting (x)	Northing (y)
519223	227453

Description

Applicant Details

Name/Company

Title

Mrs

First name

Deborah

Surname

Stalkartt

Company Name

Address

Address line 1

Green Oak Barn, London Road

Address line 2

Address line 3

Town/City

St Ippolyts, North Hertfordshire

County

Country

GB

Postcode

SG4 7NE

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)

Having solar panels put on north end of roof of our home facing London Road - ie facing c230 degrees. No other changes proposed.

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 fixing of solar panels is permitted under permitted building but we have been told that as our property is next door to a Grade 2 listed building, we should check that curtilage does not apply. When that building was listed in 1987 it was only parts of the property that were mentioned in the listing, it did not make note of the outbuildings in the same grounds as the Farmhouse nor the barns (our home), which are separated by a wall.

We note that the planning application in 2026 for 41 houses opposite our property (Reference 25/02885/OP) specifically excluded building opposite the G2 listed property, and the exclusion did not extend to our property.

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

We have been told that without the possible curtilage issue planning permission is not required as the solar panels conform to permitted development.

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

C3 - Dwellinghouses

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?

We believe a Lawful Development Certificate should be granted as we know that solar panels are within lawful development and in this case the property is not listed although the potential issue of curtilage has been raised by the planning officer. The listed property has itself had material changes made to it and the outbuildings over the years. The solar panels would not be visible from the listed building.

We have a high wall and a hedge which rises above that so will not be visible from the road.

We believe that the installation of solar panels represents a proportionate and appropriate means of improving the property's energy efficiency and supporting the transition to renewable energy.

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

26/00929GEN

27/05/2026

Details of the pre-application advice received

That the property may be subject to curtilage, that she had asked her Conservation colleagues for an opinion (hence the delay in reply), and advised that this application should be completed so that so that the issue can be researched.

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

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

Deborah Stalkartt

Date

07/07/2026