

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00291/LDCP	Insertion of 2 no. rooflights to existing front roof slope and 3 no. rooflights to existing rear roof slope to facilitate loft conversion.	7 Colbron Close Ashwell Hertfordshire SG7 5TH

Submitted Plan Nos

Location plan RS 01 RS 02 RS 03 RS 04 RS 05

1.0 Policies

2.0 Site History

- 2.1 96/01242/1 - 16 dwellings comprising two detached and two pairs of semi-detached, three terraces of 3 and first floor flat above garages; new vehicular access including link to adjacent Farrows Farm. Condition 7 attached to the approval removes permitted development rights as set out in Classes A-H of Schedule 2, Part 1 of the GDPO.
- 2.2 12/01371/1HH - Single storey rear extension (as amended by plan received 20 August 2012). Conditional Permission.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end-of-terrace dwelling on Colbron Close, Ashwell.

4.2 **Proposal**

4.2.1 A certificate of lawfulness (proposed) is sought for the insertion of 2 no. rooflights to existing front roof slope and 3 no. rooflights to existing rear roof slope to facilitate loft 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) (England) Order 2015 (as amended), Schedule 2, Part 1 Class C – *'other alterations to the roof of a dwelling house'*.

4.3.2 The proposed rooflights to the roof slopes of the dwelling come under Class C; the legislation of relevance:

"C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment".

4.3.3 The proposed roof lights will not project beyond the plane of the roof slope by more than 0.15m when closed, however due to the removal of PD rights relating to Class C, the proposed works cannot be granted under a CoLD and will require the submission of a planning application.

4.4 **Conclusion**

4.4.1 The proposed insertion of 2 no. rooflights to existing front roof slope and 3 no. rooflights to existing rear roof slope to facilitate loft conversion fails to constitute 'permitted development' by virtue of removal of removal of PD rights as set out under 96/01242/1.

5.0 **Recommendation**

5.1 That a certificate of lawfulness be **REFUSED** for the following reason:

1. The proposed insertion of 2 no. rooflights to existing front roof slope and 3 no. rooflights to existing rear roof slope to facilitate loft conversion fails to constitute 'permitted development' by virtue of removal of removal of PD rights as set out under 96/01242/1.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 February 2026	