

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02844/LDCE	Solar panels on front roofslope	1A Pryor Road Baldock Hertfordshire SG7 6LJ

Submitted Plan Nos

Location Plan CHQ.2015919 - 16

1.0 Policies

2.0 **Relevant Site History**

21/00931/FP - Erection of one 3-bedroom end-of-terrace dwelling following demolition of existing garage together with alterations to the existing vehicular access. Conditional Permission. PD rights have not been removed as a result of this approval.

Various DOC's submitted in respect of the above approval.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a two-storey detached residential dwelling on the northeast side of Pryor Lane and is within the settlement limit for Baldock.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the installation of solar panels on the front roof slope of the dwelling.

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 (as amended).

4.3.2 **Class A – installation or alteration etc of solar equipment on domestic premises**

4.3.3 **A.1 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, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;

The proposal 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 proposal 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).

The proposal complies with this criterion.

(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;

The proposal complies with this criterion.

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

The proposal complies with this criterion.

(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.

The proposal complies with this criterion.

4.3.4 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;

The proposal complies with this criterion.

(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;

The proposal complies with this criterion.

(ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;

The proposal complies with this criterion.

(bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class A” in paragraph j.4(4); and

The proposal complies with this criterion.

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed

4.4 Conclusion

- 4.4.1** A Certificate of Lawfulness (existing) can be issued on the basis that the installation of solar panels to the front roof slope of the dwellinghouse constitutes permitted development by virtue of Class A, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 January 2025	