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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Melissa Tyler.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                | APPLICATION SITE                                                                                       |
|--------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 25/00604/LBC             | Installation of solar panels to roofs of<br>function room building and former<br>stables building. | Offley Place<br><br>Kings Walden Road<br><br>Offley<br><br>Hitchin<br><br>Hertfordshire<br><br>SG5 3DX |

**Submitted Plan Nos**

Location Plan PL01 - Proposed Site Plan PV06732-Offley Place-PV-001A-P3 - Existing elevations stables  
PV06732-Offley Place-PV-001B-P3 - Proposed elevations stables. PV06732-Offley Place-PV-002A-P3 -  
Existing elevations function suite PV06732-Offley Place-PV-002B-P3 - Proposed elevations function suite

## 1.0 **Policies**

## 1.0 **Policies**

1.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021).

1.2 Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

## 2.0 **Site History**

2.1 Extensive history – see file

2.2 **25/00603/FP** Installation of solar panels to roofs of function room building and former stables building. TBD

## 3.0 **Representations**

3.1 **Conservation Officer** - There are no objections to the proposal due to the location of the panels on the function suite. The proposed panels for the stable block although visible that visibility would be mitigated due to the location of the stable block is located behind the principal elevation of Offley Place. And the method of mounting and colour of panels.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 Offley Place consists of a group of listed buildings which are situated on the north western side of Kings Walden Road, the buildings being set in expansive grounds which extend to a total of approximately 14 hectares in area.

### 4.2 **Proposal**

4.2.1 The application is described as:

***Installation of solar panels to roofs of function room building and former stables building.***

### 4.3 **Key Issues**

- 4.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Conservation Area.
- 4.3.2 The proposed solar panels are supportable on both buildings for the following reasons. The function suite building is not listed, being a modern construction but does link to the main building of Offley Place. The proposal would see no loss or intervention into historic fabric of significance and therefore is it considered that there is less than substantial harm to and on the setting of the host building.
- 4.3.3 The proposed solar panels to the curtilage listed stable block although prolific as would cover most the area of the roof is supportable. Although visible this would be somewhat mitigated by the flush mounting and colour of the proposed panels, and its location behind the principal elevation of Offley Place. This is considered to be at the lower end of less than substantial harm.
- 4.3.4 The works are considered to have no public view and therefore will not cause harm to the character of Gt Offley Conservation Area.

#### 5.4 **Alternative Options**

- 5.4.1 Other than not to install solar panels.

#### 5.5 **Pre-Commencement Conditions**

- 5.5.1 None applicable.

#### 5.6 **Conclusion**

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Great Offley Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

#### 6.0 **Recommendation**

- 6.1 I recommend that listed building consent be **GRANTED** subject to the following conditions:

- 1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 16 October 2025</p>                                                                                                                    |                                                                                                                                                 |