

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
517889	224842

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Keast

Company Name

Address

Address line 1

Church House

Address line 2

Chequers Lane

Address line 3

Town/City

Preston

County

Hertfordshire

Country

Postcode

SG4 7TY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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)

This proposal is for a roof-mounted solar photovoltaic (PV) array to be installed on the rear (south-west facing) slope of the existing roof.

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 property was purchased in 2006 by the applicants (Mr David & Mrs Sue Keast). All extensions and alterations work that has been done to the property since the applicants purchased it, was carried out following planning approval being granted (ref. 06/02641/1HH) and was completed and signed off by Building Control in March 2008.

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

000_Previous planning approval decision notice
00_Building Control completion certificate
01_Existing roof plan
02_Existing SW & SE facing elevations
03_Existing NE & NW facing elevations
04_Proposed roof plan
05_Proposed SW & SE facing elevations
06_Proposed NE & NW facing elevations
07_Existing site plan
08_Proposed site plan
09_Photograph from neighbouring St Martin's Church footpath towards property

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?

This proposal complies with all the criteria set out by the planning officer, Thomas Howe, as follows:

- Once installed the panels will only protrude 0.07m from the plane of the roof slope.
- They will be situated below the ridge line.
- They are not visible from any public highways and are not visible from the footpath to the neighbouring St. Martin's Church due to screening from the row of Western Red Cedar trees on the boundary (see photo attached).
- The black solar panels will blend in with the existing dark coloured tiled roof, minimising the visual impact and preserving amenity of the surrounding area.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

An email exchange between the applicant, David Keast and North Herts Planning Officer, Thomas Howe, whom gave the following advice:

"You can potentially introduce solar panels subject to the following criteria:

- They would not be >0.2m from the plane of the roof slope
- They would not be higher than the highest part of the roof excluding any chimney
- The panels are sited so far as practical to minimise the effect on the external appearance of the building.
- The panels are, so far as practicable, sited so as to minimise their effect on the amenity of the area; and
- Are removed as soon as reasonably practicable when no longer needed

If you comply with the above, I suggest the following:

- Apply for a certificate of Lawful Development Certificate (proposed)
- Produce and submit scaled site and elevation plans (existing & proposed) showing the location of the the proposed panels
- Submit a location plan, which is a map to show your address with a red line along the boundaries in the context of the surrounding area."

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

Amy Keast

Date

07/08/2025