

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02599/LDCP	Installation of solar panel system to main dwelling (front and side roof slopes and flat roofs of rear dormer and single storey rear element).	28 Highbury Road Hitchin Hertfordshire SG4 9SA

Submitted Plan Nos

Location plan 25-014-001-A

1.0 Policies

2.0 Site History

2.1 No relevant applications.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No. 28 comprises a semi-detached two storey dwelling off Highbury Road, Hitchin.

4.2 **Proposal**

- 4.2.1 A Certificate of Lawfulness is sought for the installation of a solar panel system to the pitched roofs of the main dwelling, a dormer window (front and side roof slopes and flat roofs of rear dormer and single storey rear element).

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.

4.3.2 **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 roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;***

The proposed work 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 proposed work 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 proposed work 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 proposed works are for solar panels on the rear roof slope.

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

N/A.

- (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.***

N/A.

4.3.3 **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;***
- 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; and***
- c) ***solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed***

The solar panels would be predominantly positioned to the rear of the property; they would not be visible to the public realm and therefore are positioned to minimise the harm to the amenity of the surrounding area. A panel is proposed to the principal roofslope, though this is not considered to be significant, or harmful. Therefore, the development is compliant with this criterion.

4.4 **Conclusion**

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed solar panels constitute 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.

Proactive Statement:

A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed solar panels constitute 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  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 December 2025	