

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01333/LDCP	Installation of no.12 solar panels on the east roof slope, and no.11 solar panels on the south roof slope. Installation of free standing air source heat pump and air conditioning units in front of south elevation.	Paddock View High Street Barley Royston Hertfordshire SG8 8HX

Submitted Plan Nos

ARC2606-405UK ARC2606-410UK Location Plan

1.0 Policies

2.0 **Site History**

- 2.1 Planning permission was approved for the 'Erection of two detached four bedroom dwellings, following demolition of outbuildings, with all associated landscaping and ancillary works' under reference 18/03295/FP. Whilst Condition 3 has withdrawn PD rights under the GPDO 2015 for Classes A, B, C and E of Part 1 of Schedule 2 to the Order, permitted development rights exist under Part 14 Classes A & G.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located on the western side of the High Street, to the rear of Foxacre within the village of Barley. The site lies within the designated Conservation Area and is situated within the Rural Area beyond the Green Belt, being located outside of the defined settlement boundary.

4.2 **Proposal**

- 4.2.1 A Certificate of Lawfulness (proposed) is sought for the installation of no.12 solar panels on the East roof slope, and no.11 solar panels on the South roof slope. Installation of free-standing air source heat pump and air conditioning units in front of south elevation.
- 4.2.2 In order to be able to assess the application, it is necessary to separate the proposed works into Class A for the installation of no.12 solar panels on the East roof slope, and no.11 solar panels on the South roof slope, and Class G for the installation of free standing air source heat pump and air conditioning units in front of south elevation.

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 of no.12 solar panels on the East roof slope, and no.11 solar panels on the South roof slope.**

Class A - installation or alteration etc of solar equipment on domestic premises

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 roof, 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.

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; and

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 J” in paragraph J.4(4); and

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

The proposal complies with this criterion.

4.3.2 Class G – installation of free standing air source heat pump and air conditioning units in front of south elevation.

4.3.3 Class G - installation or alteration etc of air source heat pumps on domestic premises

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards –

The proposal complies with this criterion.

G.2 Development is not permitted by Class G if –

(a) in the case of the installation of an air source heat pump, the development would result in the presence of

(i) more than one air source heat pump on, or within the curtilage of—

(aa) a dwellinghouse which is not a detached dwellinghouse;

(bb) a block of flats;

The proposal complies with this criterion.

(ii) more than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse;

The proposal complies with this criterion.

(b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;

The proposal complies with this criterion.

(d) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;

The proposal complies with this criterion.

(d) the volume of the air source heat pump's outdoor compressor unit (including any housing) would—

(i) in the case of the installation of an air source heat pump on, or within the curtilage of, a dwellinghouse, exceed 1.5 cubic metres;

The proposal complies with this criterion.

(ii) in the case of the installation of an air source heat pump on, or within the curtilage of, a block of flats, exceed 0.6 cubic metres;

The proposal complies with this criterion.

(e) the air source heat pump would be installed on a pitched roof;

The proposal complies with this criterion.

(f) the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;

The proposal complies with this criterion.

(g) the air source heat pump would be installed on a site designated as a scheduled monument;

The proposal complies with this criterion.

(h) the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;

The proposal complies with this criterion.

(j) in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—

(i) would be installed on a wall or a roof which fronts a highway; or

The proposal complies with this criterion.

(ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

The proposal complies with this criterion.

(k) in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—

(i) that wall fronts a highway; and

(ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

The proposal complies with this criterion.

Conditions

G.3 Development is permitted by Class G subject to the following conditions -

(aa) the air source heat pump is not solely used for the purpose of cooling;

Whilst shown as a separate air conditioning unit on the submitted plan, the Bosch Data Sheet submitted in support of the application appears to show that the unit is a reversible heat pump and is capable of both cooling and heating. As such, the proposal complies with this criterion.

(b) the air source heat pump 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.

(c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

The proposal complies with this criterion.

(d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.

The proposal complies with this criterion.

4.4 Conclusion

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposed installation of no.12 solar panels on the east roof slope, and no.11 solar panels on the south roof slope. Installation of free-standing air source heat pump and air conditioning units in front of south elevation constitutes permitted development by virtue of Classes A and G of Part 14, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed  Thomas Howe	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2026	

