

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01053/PNSL	Installation of 9 solar panels on flat roof below higher pitched roof	18 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

Site Plan 26-002 001 A - Existing and Proposed Elevations (Front)

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. 18 comprises a detached two storey dwelling off Deards End Lane, Knebworth. The site is within the Deards End Lane Conservation Area.

4.2 **Proposal**

4.2.1 This application for the introduction of solar panels to the flat roof of a residential dwelling within the Conservation Area.

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.

The introduction of these panels is development, and therefore the key consideration is whether it meets the requirements for solar panels, as set out under the Town and Country Planning General Permitted Development Order 2015, Part 14, Class A, and given the siting of the development on Article 2 (3) land, whether the visual impact of the building would result in requiring the prior approval of its siting, design, and external appearance.

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;

N/A

(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);

N/A

- (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;*

N/A – The works do not relate to installations on a wall.

- (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*
- (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;*

This application is supported by photos, and elevation & roof plans. A site visit and walk around was undertaken to observe the locations of the panels, and to assess their visual impacts. The plans indicate a projection of approximately 30cm from the roof surface, but would be set back from the roof edge, with a pitched roof also leading up to the crown it is set upon. The site is well screened by trees and hedging to the front boundary. It is considered that the panels

would not be read within the street scene owing to their set back from the roof edge, and would therefore not be significantly visible within the area.

The flat profile of the panels is considered to mitigate visual impacts to the wider Conservation Area when compared to their siting on a pitched roof. Furthermore, they are considered to be less visually imposing when compared to being sited on a pitched roof, with few vantage points providing views over or onto the panels.

(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

This will be fulfilled once the panels are removed at the point that they are no longer needed.

Summary:

4.3.4 On this basis, the siting and external appearance of the development is acceptable, and the prior approval of the details of siting, design and external appearance are not required.

4.4 Conclusion

4.4.1 Prior approval is NOT REQUIRED.

5.0 Recommendation

5.1 Prior approval is **NOT REQUIRED**.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 May 2026	

