

# Development Management

Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk) [www.welhat.gov.uk](http://www.welhat.gov.uk)



**WELWYN  
HATFIELD**

## 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)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Surname

Cadisch

Company Name

### Address

Address line 1

The Vines

Address line 2

51A The High Road

Address line 3

Town/City

Essendon

County

Country

Postcode

AL9 6HS

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)

The proposal is for the installation of a 7.9 kWp solar PV system on the roof of the annexe (The Barn) and a 2.69 kWp solar PV system on the roof of the main house (The Vines). Both installations are designed for the south facing roof elements to maximise efficiency. The roofs of both buildings are pitched. The solar panels will be installed to follow the line of the roof pitch and will project no more than 200mm from the roof slope.

Please refer to the detailed design of the systems in the following enclosed documents:

The Barn-PV and SolaX Battery Proposal

The Vines-PV and Huawei Battery Proposal

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

We note there are no changes proposed to the use of the buildings. This proposal relates to the installation of solar PV panels on the roofs of the main house (The Vines) and the annexe (The Barn). We consider this to be lawful, as the following conditions are met:

- Both buildings are in residential use and there is no change proposed to the use;
- There are no material alterations proposed to the buildings;
- The panels will not be visible from the road;
- The panels will be mounted on the roof in line with the roof pitch and will not project more than 200mm from the roof slope;
- The buildings are not within the grounds of a listed building or on a site designated as a scheduled monument.

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

S6-2008-0035-FP\_Decision Notice  
The Barn-PV and SolaX Battery Proposal  
The Vines-PV and Huawei Battery Proposal

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We consider the proposals to install solar PV panels on the roofs of the main house (The Vines) and the annexe (The Barn) to be lawful, as the following conditions are met:

- Both buildings are in residential use and there is no change proposed to the use;
- There are no material alterations proposed to the buildings;
- The panels will not be visible from the road;
- The panels will be mounted on the roof in line with the roof pitch and will not project more than 200mm from the roof slope;
- The buildings are not within the grounds of a listed building or on a site designated as a scheduled monument.

## 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

## 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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Tasneem Abdulla

Date

30/11/2022