

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2022/2711/LAWP
Location: The Vines 51A High Road Essendon Hatfield AL9 6HS
Proposal: Certificate of lawfulness for the installation of 7.9 kWp solar PV system on the roof of barn and a 2.69 kWp solar PV system on the roof of the main house
Officer: Ms Elizabeth Mugova

Recommendation: Granted

6/2022/2711/LAWP

Context		
Application Description	The proposal seeks a certificate of lawfulness for installation of 7.9 kWp solar PV system on the roof of barn and a 2.69 kWp solar PV system on the roof of the main house.	
Relevant planning History	Application Number: S6/1989/0236/FP Decision: Granted Decision Date: 26 May 1989 Proposal: Erection of rear conservatory and flat roof covered area	
The main issues are:		
<p>1. Whether the proposed works are permitted development by virtue of Schedule 2, Part 14, Class A (Installation or alteration etc of solar equipment on domestic premises) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended</p>		
The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—	Yes / No	To be PD
(a) a dwellinghouse or a block of flats; or		Y
(b) a building situated within the curtilage of a dwellinghouse or a block of flats.	Y	Y
Development 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 the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;	N	N
(b) 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	N
(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	N
(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or	N	N
(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	N

Conclusion		
The proposed works are permitted development by virtue of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.		

Conditions:

1. The proposed works are permitted development by virtue of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
1813 P05		Location Plan	30 November 2022
1813 P06	A	Existing Site Plan	20 December 2022
1813 P07	A	Proposed Site Plan	20 December 2022

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Determined By:

Mr Mark Peacock
7 February 2023