

Officer's Report

Application Number	HGY/2023/1061
Type	Lawful development: Proposed use
Location	2 Pinehurst Mews, Hornsey, London, N8 9FL
Proposal	Certificate of lawfulness for the proposed installation of solar panels on the flat roof of house.
Case Officer	Oskar Gregersen
Valid Date	18/04/2023
Applicant	Mr Girard Burke
Agent	

RECOMMENDATION

Permitted Development

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

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

A certificate of lawfulness for a rear dormer extension can be issued if the proposal meets all the criteria under PART 14 Renewable energy - Class A – installation or alteration etc of solar equipment on domestic premises.

The current proposal will be assessed against these requirements as follows:

Development not permitted 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;

Complies

(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)

Complies

(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

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

Complies

(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.

Complies

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;

The proposed panels would be situated on a new build property, and would be positioned on a portion of roof with a parapet, therefore they would not be visible from the highway. The panels would not have any negative affect on the character of the hots dwellinghouse or the surrounding conservation area.

(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 site is located down an alleyway, and is not directly visible from the highway, additionally it backs onto a car park on the western boundary, and a building with two windows to the east. The panels would be positioned behind a parapet. Given the site location and siting of the panels it is deemed that there would not be any adverse effect on the amenity of the area.

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

N/A

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.