



Officer Report

Application Number:	HGY/2023/1265
Application Type:	Lawful development: Proposed use
Address:	15 Broadlands Road, Hornsey, London, N6 4AE
Proposal:	Certificate of lawfulness for the proposed installation of 21 solar panels on the property (7 on the side roof slope, 6 on the rear roof slope and 6 on the flat roof of the side extension).
Case Officer:	Neil McClellan
Valid Date:	11/05/2023
Applicant:	Mr Seb Timpson
Agent:	Mr Will McGuinness

RECOMMENDATION

Permitted Development

DETAILS OF PROPOSAL

Certificate of lawfulness for the proposed installation of 21 solar panels on the property (7 on the side roof slope, 6 on the rear roof slope and 6 on the flat roof of the side extension).

SITE DESCRIPTION

Three storey, mid-terrace house located on the north-eastern side of Woodstock Road. The property is located within the Stroud Green conservation area.

PLANNING HISTORY

HGY/2023/1939 – Application works to a tree in a conservation area. Removal of a lime tree from the back garden. Application pending.

HGY/2023/1863– Planning application for the installation of 3 condenser units (2 heat pumps, 1 air conditioning unit) in the rear garden (variant option to HGY/2023/1416 -see below). Application pending.

HGY/2023/1416 – Planning application for the installation of 3 condenser units (2 heat pumps, 1 air conditioning unit) in the rear garden. Application pending.

HGY/2023/0843 – Certificate of lawfulness granted for the proposed blocking up an existing window opening and the creation of a new window opening in the properties east side elevation. Decided 30.05.2023.

HGY/2022/4452 – Certificate of lawfulness granted for the proposed erection of an outbuilding in the property's rear garden. Decided 16.01.2023.

HGY/2021/0048 – Planning permission granted for the demolition of an existing ground and first floor timber extension and side garage, and the erection of a new single storey side extension, a part single/part two-storey rear extension, erection of a rear dormer extension, the installation of 2 side and 1 rear rooflights, and the replacement of the existing entrance canopy. Decided 30.05.2021. A number of pre-commencement conditions attached to this permission have recently been discharged along with the approval of a non-material amendment.

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.

This application has been made under Class A, Part 14, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

A Certificate of Lawfulness for the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

(a) a dwellinghouse or a block of flats; or

(b) a building situated within the curtilage of a dwellinghouse or a block of flats,

can be issued if the proposal meets all the criteria under Class A, Part 14, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal will be assessed against these requirements as follows:

A.1. Development is not permitted by Class E 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;

Complies.

(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;

Complies.

(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

Complies.

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

This condition only applies if the equipment is no longer required.

SUMMARY AND CONCLUSION

The proposed outbuilding is considered to comply with all the relevant restrictions and conditions set out above. The proposed development therefore does constitute permitted development by virtue of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is therefore considered to be lawful.

RECOMMENDATION

Grant Certificate for the following reason(s):

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.

Conditions:

- 1 The conditions of Class A, Part 14, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), require that the solar PV or solar thermal equipment permitted by Class A is removed as soon as reasonably practicable when no longer needed.