



Officer Report

Application Number: HGY/2026/0322
Application Type: Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises
Address: 24 Tynemouth Medical Practice, Tynemouth Road, Tottenham, London, N15 4RH
Proposal: Certificate of Lawfulness under Schedule 2, Part 14, Class J for installation of PV panels to pitched roof, 236 PV panels in total.
Case Officer: Daniel Boama
Valid Date: 05/02/2026
Applicant: N/A
Agent: Ms Jamie Alba-Duignan

RECOMMENDATION

Refuse

1. PLANNING PROPOSAL

The proposed development is for Installation of a rooftop solar array, in compliance with the GPDO's Schedule 2, Part 14, Class J limitations.

2. PLANNING HISTORY

There is no recent planning history in relation to the site.

3. RELEVANT PLANNING LEGISLATION & ASSESSMENT

The application has been submitted under Section 192 of the Town and Country Planning Act 1990 (as amended). This is not a planning application, but a formal request for confirmation that the proposed development is lawful. Therefore, matters such as the impact on neighbouring amenity or the visual character of the area are not relevant to this determination.

Class J: Installation or Alteration of Solar Equipment on Non-Domestic Premises

The proposal has been assessed under Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which permits:

- (a) the installation, alteration or replacement of microgeneration solar thermal equipment on a building;
- (b) the installation, alteration or replacement of microgeneration solar PV equipment on a building; or
- (c) the installation, alteration or replacement of other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

J.1 Works – Roof-Based Restrictions (All Proposals)

Development is not permitted by Class J if—

(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

The cover letter states that the proposed PV panels would not protrude more than 200mm from the roof slope (when measured from the perpendicular with the external surface of the roof slope). However, the submitted drawings do not show that the PV panels would protrude more than 0.2 metres beyond the plane of the roof slope.

Does not comply

(b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

Complies

(c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;

1m and 1.4m

Complies

(d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

N/A

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

Complies

(f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.

Complies

J2 Works -- Wall-Based Restrictions (Only Class J(a) or J(b) (that is microgeneration solar thermal or solar PV and not “other solar PV” on roofs).

Development is not permitted by Class J if—

(a) the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;

N/A

(b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or

N/A

(c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

N/A

Conditions

J.4—(1) Class J development is permitted subject to the following conditions—

(a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and

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

There would be 236 PV panels spread of the south, west, and east facing pitches of the roof. The surrounding area is predominantly residential in character. This amount of panels would dominate the appearance of the building. There are trees that provide some screening along Tynemouth Road, but they are significantly separated from each other and would allow for the PV panels to be seen from Hanover Road, therefore it is considered that there would be an impact on the external appearance of the building and amenity of the area.

4. SUMMARY AND CONCLUSION

The application has been assessed under paragraphs J.1, J.2, and J.4, which relate to installations on roofs and walls respectively, with regard to the location, height, and projection of the proposed equipment.

Insufficient information has been provide to show that the PV panels would not protrude more than 0.2m when measured perpendicular from the roof slope, and the number of PV panels on would impact on the appearance of the building and amenity of the local area, therefore, the Local Planning Authority is not satisfied under the provisions of Section 192 of the Town and Country Planning Act 1990 that the proposed solar panels fall within Class J of Part 14 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), and are therefore not considered lawful.

5. RECOMMENDATION – REFUSE LAWFUL DEVELOPMENT CERTIFICATE

Refusal Reasons:

Insufficient information has been provide to show that the proposed PV panels would not protrude more than 0.2m when measured perpendicular from the roof slope, and therefore, the Local Planning Authority is not satisfied that the proposed solar panels would fall within Class J of Part 14 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), and are therefore not considered lawful.