



Officer Report

Application Number:	HGY/2023/2648
Application Type:	Lawful development: Proposed use
Address:	81 Cholmeley Crescent, Hornsey, London, N6 5EX
Proposal:	Certificate of lawfulness for the proposed installation of photovoltaic panels on the property's roof and dormer roof. Application under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Case Officer:	Nathan Keyte
Valid Date:	03/10/2023
Applicant:	Mr Robert Pfeiffer
Agent:	Amos Goldreich

1. RECOMMENDATION

PERMITTED DEVELOPMENT

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

- Certificate of lawfulness proposed use roof mounted solar photovoltaic system on the roof and dormer roof of a dwellinghouse.
- The site is a 2-3 storey building with single storey rear extension. The site is located within the Highgate Conservation Area but is not a listed building

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY PLANNING APPLICATION HISTORY

HGY/2022/0189 - Planning permission granted for the remodelling the existing rear ground floor extension with a flat roof and the introduction of a rounded corner feature with a slot window, two glazed sliding doors and two roof lights. Decided 01.03.2022.

HGY/2021/0833 - Planning permission granted for the construction of roof extensions including infill roof extension and rear dormer to facilitate a loft conversion. Decided 06.05.2021.

4. RELEVANT LEGISLATION AND GUIDANCE

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 14, Class A.

5. ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed installation and use of solar panels on the roof of a dwelling complies with the permitted development rights and those conditions described below.

The proposal:

- Will not protrude more than 0.2 meters beyond the plane of the roof slope when measured perpendicular with the external surface of the wall or roof slope;
- Will not result in the highest part of the solar PV being higher than the highest part of the roof (excluding any chimney) – the proposed PV will remain under the roof ridge as shown on the plans;
- As the site is located within the Highgate Conservation Area, the solar PV will not to be installed on a wall which fronts a highway;
- Will not be installed on a site designated as a scheduled monument;
- Will not be installed on a listed building or on a building within the curtilage of a listed building.

The proposal will:

- Be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and
- Be removed as soon as reasonably practicable when no longer needed.

6. SUMMARY AND CONCLUSION

The proposal accords with the above permitted development rights.

7. RECOMMENDATION

GRANT CERTIFICATE