



East Herts Council  
Wallfields, Pegs Lane  
Hertford, Herts  
SG13 8EQ  
Tel: 01279 655261

Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and  
Compensation act 1991.  
Town and Country Planning (Development Management Procedure) (England) Order 2015

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Fox Lodge"/>
Address line 1	<input type="text" value="Mill Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Meesden"/>
Postcode	<input type="text" value="SG9 0BB"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="542760"/>
Northing (y)	<input type="text" value="232549"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Colin"/>
Surname	<input type="text" value="Hamilton"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Fox Lodge"/>
Address line 2	<input type="text" value="Meesden"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Buntingford"/>

## 2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="SG9 0BB"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?  Yes  No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

To install 10 \* Solar PV panels on the rear roof of our property (main building) which faces south. The panels are less than 200mm from the roof surface and are below the ridge line of the property. The panels are black in colour so should blend in with the slate roof. The rear of the property faces away from the road and to the rear is open fields. Some strengthening of the rafters/purlins of the property is required to ensure the load can be accommodated. A structural engineer visit and subsequent calculations have been provided together with remedial works recommended. This work is in hand. Battery storage is also to be installed to further improve ecological use of the power generated. The battery unit will be housed within the utility room of the property with no external visibility

Does the proposal consist of, or include, a change of use of the land or building(s)?  Yes  No

Has the proposal been started?  Yes  No

## 5. Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The installation of the PV complies with guidelines/requirements stated nationally and as defined at:  
[https://www.planningportal.co.uk/info/200130/common\\_projects/51/solar\\_panels/2](https://www.planningportal.co.uk/info/200130/common_projects/51/solar_panels/2)

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Discussion with the duty planning officer on 29-APR-2021 @ 10:30 (by telephone call) confirmed that the installation of the PV complies with regulations as permitted development.

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

### Information about the proposed use(s)

## 5. Grounds for Application

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent  Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As stated above, the PV installation complies with regulations and confirmed by the duty planning officer

## 6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

29/04/2021

Details of the pre-application advice received

PV installation discussed with the duty planning officer in pre-arranged call at 10:30 on 29-APR-2021. The planning officer queried compliance with solar panel regulations which were confirmed. The planning officer stated that the installation would fall under permitted development and that work could commence. If a certificate was required, an application should be raised but this could be raised retrospectively/in parallel with the installation work progressing.

## 8. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

30/04/2021