



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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Durham

Company Name

Address

Address line 1

3 Quuens Road

Address line 2

Address line 3

Town/City

Hertford

County

Country

United Kingdom

Postcode

SG13 8AY

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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)

We want to have 6 solar panels installed by ENVO as part of the Solar Together Hertfordshire Scheme. The panels will be on the south facing roof above our kitchen on the east side of the building. I have talked to the Duty Planning Officer on 3/4/24 Nick Reid and believe that this work is a permitted development and planning permission is not needed. However we want a Lawful Development Certificate to help clarify that the panels are allowed when we sell the property. The panels will meet the following criteria: the panels will be sited as far as practical to minimise the effect on the external appearance of the building (they will be on a roof that does not face a road); the panels will be on a pitched roof and will not be installed above the highest part of the roof (excluding the chimney); the panels will not project more than 200 mm from the slope of the roof or wall surface; the panels will not be fitted to a wall that fronts a highway; the panels will be removed when not needed.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The 6 solar panels once installed on the roof will generate electricity for our house and possibly be exported to the national grid.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing use of the roof is to protect that part of the property from the elements.

Has the proposal been started?

- Yes
 No

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 existing use of the house and roof is as a domestic dwelling which is what it was originally designed for. This use will continue after the 6 solar panels are installed.

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

I am attaching two sets of evidence. the first are a series of high level charts that show where the panels will be located on the property - which have been supplied by ENVO. The second are detailed to scale plans that I have drawn up that show the intended location of the panels and detailed measurements including of the south facing roof on which they are to be located.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- Permanent
 Temporary

If Temporary please give details

The estimated life of the panels is 25 years and we would remove the panels when they cannot generate sufficient electric.

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

As the proposed panels meet all the criteria for a permitted development we want the Lawful Development Certificate to help the future sale of the property so that the new prospective owners can see that the solar panels were allowed by East Hertfordshire District Council.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

03/04/2024

Details of the pre-application advice received

We talked through the criteria with the Duty Planning Officer and he said that as the project described to him sounded to meet all the criteria it was a permitted development that did not meet planning permission. We could choose to apply for a Lawful Development Certificate to show that the council has given permission for the project - which is what we wish to do. Hence this application.

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.

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?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Durham

Date

19/04/2024

Amendments Summary

I have added amended drawings to address the reasons stopping the application mentioned in the letter dated 17th April 2024 from Ted Mead. I hope these changes help. Regards.