

LDC (Proposed) Report		Application number	2023/1226/P
Officer		Expiry date	
Adam Greenhalgh		17/05/2023	
Application Address		Authorised Officer Signature	
28 Roderick Road London Camden NW3 2NL			
Conservation Area		Article 4 Direction	
Mansfield		Basements	
Proposal			
Installation of solar panels on rear roofslope and replacement of single glazed timber sash windows with double glazed timber sash windows on rear elevation.			
Recommendation:		Grant Certificate of Lawful Development	

Site Description

The application site comprises a three storey terraced house which has a further storey of accommodation within a pitched roof which has a small dormer window at the rear and two roof lights at the front. The site has a single storey rear extension across the rear elevation with a two storey part next to no. 26 to the south. It is located in the Mansfield Conservation area.

Proposal

The proposal is for the installation of four solar PV panels on the rear roof slope of the main building, and the replacement of single glazed windows on the rear elevation with 'like-for-like' double glazed windows.

ASSESSMENT

INSTALLATION OF FOUR SOLAR PV PANELS ON THE REAR ROOF SLOPE:

Class A of Part 14 of the Town and Country Planning (General Permitted Development) Order 2015 as amended concerns permitted development for the installation or alteration of solar equipment on domestic premises.

Under Part A.1 development is not permitted under Class A of Part 14 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; *Note: The panels would project less than 0.1 metre from the plane of the rear roof slope.*

(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); *Note: No part of any of the panels would be above the highest part of the roof.*

(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; *Note: The panels would not be installed on any part of the building which fronts a highway.*

(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; *Note: The site is not designated as a scheduled monument.*

(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. *Note: The dwellinghouse is not a Listed building.*

Conditions:

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; *Note: the solar PV panels are situated on the rear roof slope, flush with the roof slope and sited clear of the sides, top and bottom of the rear roof slope. Thus they would have minimal impact on the external appearance of the building.*

(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; *Note: The solar PV panels would have negligible effects on the amenity of the area in terms of visual impact, light or outlook.*

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed: *Note: This will be a requirement if the solar PV panels are granted under Class A of Part 14 of the Town and Country Planning (General Permitted Development) Order.*

Conclusion:

The solar PV panels would comply with the criteria and conditions for permitted development under Class A of Part 14 of the Town and Country Planning (General Permitted Development) Order 2015.

REPLACEMENT OF SINGLE GLAZED WINDOWS ON THE REAR ELEVATION WITH 'LIKE-FOR-LIKE' DOUBLE GLAZED WINDOWS

Under S.55 of the Act 'building operations or other operations which do not materially affect the external appearance of a building' are not development.

The replacement of single glazed windows on the rear elevation with 'like-for-like' double glazed windows would not materially affect the external appearance of the building. The windows would be of identical sizes, positions, dimensions/proportions, styles and materials as the existing windows.

Conclusion:

The replacement windows would therefore not constitute development as defined under the Town & Country Planning Act 1990 and they would qualify for a Certificate of Lawfulness.

OVERALL CONCLUSIONS:

The proposed solar PV panels on the rear roof slope would comply with Class A of Part 14 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

The replacement windows on the rear elevation would not be development as defined by the Town & Country Planning Act 1990.

The development would therefore be lawful and a Certificate of Lawfulness can be granted.