



JUDITH DOUGLAS TOWN PLANNING LIMITED

The Stables, Whitewell Road, Cow Ark, Clitheroe. BB7 3DG

Application for a Lawful Development Certificate for a Proposed Use or Development.

Proposed solar panels and air source heat pump under

The Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 14 Renewable Energy, Class A and Class G

JDTPL 545 May 2026

Judith Douglas BSc (Hons), Dip TP, MRTPI



Chartered Town Planner
Royal Town Planning Institute

8 Southfield Drive, West Bradford, Clitheroe,
Lancashire, BB7 4TU

Website: www.jdouglastownplanning.co.uk

1.0 Introduction

- 1.1 This lawful development certificate application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant to establish that the installation of solar panels and an air source heat pump at The Stables, Whitewell Road, Cow Ark, Clitheroe BB7 3DG meet permitted development rights, and do not require planning permission. Permitted development rights were removed from the property for development within Schedule 2 Part 1 classes A to H when permission was granted for the conversion of the building to a dwelling. However, since then Part 14 Renewable Energy has been introduced to the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 1.2 The application should be read with the following documents
- Form
 - Location Plan L.32.01 1:1250
 - Existing and proposed elevations and roof plan PL00.01
 - Existing and Proposed site plans PL00.03
 - Solar PV Design 10.12kw solar panels
 - Vaillant aroTHERM Plus Brochure

2.0 Site Description and Surrounding Area:

- 2.1 The Stables is situated within the open countryside and the Forest of Bowland National Landscape (Area of Outstanding Natural Beauty). It is one of three dwellings created as a barn conversion. There is a detached garage block of three garages the most southerly belongs to The Stables. To the north of The Stables is the farmhouse Lees House Farm which is a grade 2 listed building. The site is not within a conservation area and is not a World Heritage Site.

3.0 Relevant Planning History

- 3.1 3/2000/0651 Barns & adjoining land, Lees House Farm, Whitewell Road, Cow Ark, Clitheroe. Conversion of barns into 3 no. Residential dwellings. New detached stable block and use existing outbuildings as garage. Associated external works & garden areas, new sewage treatment plant. Approved with conditions 28/11/2000.
- 3.2 There were conditions attached to this permission removing permitted development rights as follows:
- "2 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 classes A to H shall not be carried out without the formal consent of the Local Planning Authority.*

3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future additional structures, hard standing or fences as defined in Schedule 2 Part 1 classes E,F and G and

Part II Class A shall not be carried out without the formal consent of the Local Planning Authority.”

3.3 3/2001/0887 Lees House Farm, Whitewell Road, Cow Ark, Nr Clitheroe. Alterations to approved barn conversion scheme 3/00/0651; extend outbuilding and relocate garage space serving dwelling 2 and form snug accommodation in lieu of above. Approved with conditions 13/02/2002. This permission appears to be the one that was implemented.

3.4 There were conditions attached to this permission removing permitted development rights as follows:

“3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future additional structures, hard standing or fences as defined in Schedule 2 Part 1 classes E, F and G and Part II Class A shall not be carried out without the formal consent of the Local Planning Authority.”

4.0 Permitted development assessment.

Solar Panels

4.1 It is proposed to install 22, 10.12W solar panels on the southwest elevation of the dwelling. The proposed solar panels have been considered against Schedule 2 Part 14 Class A – installation or alteration etc of solar equipment on domestic premises.

This gives permitted development rights for

“A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

(a) a dwellinghouse or a block of flats; or

(b) a building situated within the curtilage of a dwellinghouse or a block of flats.”

The building which is to receive the solar panels is a dwellinghouse.

Development is not permitted if:

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;
The submitted drawing shows the solar panels will not protrude more than 0.2 metres beyond the plane of the roof slope.

- (b) in the case of solar PV or solar thermal equipment on a pitched roof, 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);
The solar PV is below the ridge of the roof of the house.
- (ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);
The solar PV is not proposed on a flat 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;
The land is not within a conservation area or a World Heritage Site
- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or
The site is not 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.
The site is not a within the curtilage of a listed building.

Conditions

A.2. 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;
The solar PV is to be placed on the south west elevation of the dwelling. A public footpath passes to the northeast of the garage so that the solar equipment will not be visible from the public footpath. The panels are also positioned away from the edge of the roof.
- (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;
The solar PV minimises its effect on the amenity of the area by being positioned on the roof slopes that face away from the public footpath.
- (ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;
Although the site is in the National Landscape and is therefore on article 2 (3) land, the solar PV is not proposed on a flat roof so this condition does not apply
- (bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and
Not applicable the solar panel is not proposed on a flat roof

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

This condition is acknowledged.

Air Source Heat Pump

- 4.2 It is proposed to install a 12kw Vaillant air source heat pump. See brochure. The proposed air source heat pump has been considered against Schedule 2 Part 14 Class G- installation or alteration etc of air source heat pumps on domestic premises.

This gives permitted development rights for

“G. The installation, alteration or replacement of a microgeneration air source heat pump—

(a) on a dwellinghouse or a block of flats; or

(b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.”

The air source heat pump is to be located with the curtilage of a dwellinghouse.

Development is not permitted if:

G.2 Development is not permitted by Class G if—

(a) in the case of the installation of an air source heat pump, the development would result in the presence of —

(i) more than one air source heat pump on, or within the curtilage of—

(aa) a dwellinghouse which is not a detached dwellinghouse;

(bb) a block of flats;

(ii) more than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse;

The house is not a detached dwellinghouse, only one air source heat pump will be provided.

(b) in the case of the installation of an air source heat pump, a wind turbine is installed on the same building or within the curtilage of the dwellinghouse or block of flats;

There is no wind turbine on the building or within the curtilage.

(c) in the case of the installation of an air source heat pump, a stand-alone wind turbine is installed within the curtilage of the dwellinghouse or block of flats;

There is no stand-alone wind turbine on the building or within the curtilage.

(d) the volume of the air source heat pump's outdoor compressor unit (including any housing) would —

(i) in the case of the installation of an air source heat pump on, or within the curtilage of, a dwellinghouse, exceed 1.5 cubic metres;

(ii) in the case of the installation of an air source heat pump on, or within the curtilage of, a block of flats, exceed 0.6 cubic metres;]

The dimension of the air source heat pump is 1565mm x 1100mm x 449mm. The volume of the air source heat pump's outdoor compressor unit (including any housing) is 0.77 cubic metres. (See page 7 of brochure)

(e).omitted.

(f) the air source heat pump would be installed on a pitched roof;

The air source heat pump will be installed in the curtilage of the dwellinghouse.

(g) the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;

The air source heat pump will be in the curtilage of the dwellinghouse.

(h) the air source heat pump would be installed on a site designated as a scheduled monument;

The site is not designated as a scheduled monument.

(i) the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building;

The site is not a within the curtilage of a listed building.

(j) in the case of land within a conservation area or which is a World Heritage Site the air source heat pump—

(i) would be installed on a wall or a roof which fronts a highway; or

(ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway; or

The land is not within a conservation area or a World Heritage Site

(k) in the case of land, other than land within a conservation area or which is a World Heritage Site, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—

(i) that wall fronts a highway; and

(ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey.

The air source heat pump will be installed in the curtilage of the dwellinghouse.

Conditions

G.3 Development is permitted by Class G subject to the following conditions—

(a).omitted.

(aa) the air source heat pump is not solely used for the purpose of cooling;

It is to be used for heating and cooling

(b) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

The air source heat pump is to be placed in the curtilage of the dwelling adjacent to a garden fence and hedge. It will not affect the external appearance of the building

(c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

The location of the air source heat pump minimises its effect on the amenity of the area by being located approximately 7m away from the rear elevation of the neighbouring dwelling The Old Dairy.

(d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.

This condition is acknowledged.

5.0 Conclusion

5.1 It is considered that the proposal meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2025 Schedule 2 Part 14 Class A – installation or alteration etc of solar equipment on domestic premises and Schedule 2 Part 14 Class G- installation or alteration etc of air source heat pumps on domestic premises and is therefore permitted development.