

PP-14885496



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application to determine if prior approval is required for a proposed: Installation or alteration of solar equipment on domestic premises

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

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

Rajat

Surname

Bindra

Company Name

Address

Address line 1

21

Address line 2

St Lawrence Drive

Address line 3

Town/City

Eastcote

County

Hillingdon

Country

United Kingdom

Postcode

HA5 2RL

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

For solar proposals, there are several different permitted development rights, each covering specific types of work. Therefore, if not eligible for this one, you may:

- be eligible for a different solar permitted development right;
- not require prior approval;
- require an application for planning permission.

General

Is this application for 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?

Yes

No

Note: 'Microgeneration' in this context means that the total installed capacity of any equipment should not exceed:

(a) in relation to the generation of electricity, 50 kilowatts;

(b) in relation to the production of heat, 45 kilowatts thermal.

Is any part of the site designated as scheduled monument?

Yes

No

Would the solar equipment be installed on a building which is within the curtilage of a block of flats or dwelling house which is a listed building?

Yes

No

Would the development be, so far as practicable, sited to minimise the effect on the external appearance of the building and amenity of the local area, and be removed as soon as practicable when no longer needed?

Yes

No

Type of Work

Would the proposed solar PV or solar thermal equipment be situated on a:

Pitched Roof

Flat Roof

Wall

Flat Roof

Would the highest part of the proposed solar PV or solar equipment be more than 0.6 metres higher than the highest part of the roof (excluding any chimney)?

Yes

No

Would the proposed equipment be installed on a building situated:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site?

Yes

No

Description

Please describe the proposed development

The prior approval is sought for the installation of 16 solar photovoltaic (PV) panels on the rear property 21 St Lawrence Drive Pinner HA5 2RL. The installation comprises of installation of 10 of these panels on the pitched roof while the remaining 6 panels will be installed on the flat roof which was a part of a previous approved extension. The application site is a detached two story dwelling located in Eastcote Park Estate Conservation Area. The house is faced in white render, which is typical of the surrounding area and complements the varied architectural styles within the Conservation Area. Importantly, the property does not have any previous applications for roof-mounted renewable technology.

Please provide details of any impact of the solar equipment on the land and how this will be mitigated. This should also identify and address the land's designation(s) as:

- conservation area;
- area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site.

The proposal seeks consent for the installation of 16 solar PV panels on the roof of the main dwelling of which 10 panels will be installed on the rear pitched roof and the remaining 6 will be installed on the extended rear flat roof. The main dwelling is a part of the Eastcote Park Estate Conservation Area.

The design has been carefully considered to avoid any intrusion on the primary elevation of the property, ensuring that the installation remains discreet and sensitive to its surroundings in as much that none of the panels are visible from the front or the side of the property.

The proposed installation plan (attached as a part of this application -Ref document "Advice on Local plan") was shared with the planning team at Hillingdon Council to seek guidance and their response is also enclosed as a part of this application for prior approval.

The design has been done in a manner such that no panel on the pitched roof would project more than 0.2m from the pitched roof slope (See attached document "Airo 3"). Additionally, one of the further conditions of Part 14, Class A states that "in the case of solar panels 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".

In order to address this condition, the 6 solar panels that are installed on the flat part of the roof will not project more than 0.6m above the flat roof. The current design (see page 12 of Airo 3 Document) ensures the installed panels project 0.386M from the flat part of the roof which is well within the design guidelines.

The scheme will provide significant environmental benefits, including improved energy efficiency, reduced reliance on fossil fuels and a meaningful reduction in the property's carbon footprint. This directly supports local and national sustainability objectives, including those set out in the National Planning Policy Framework (NPPF) and the London Plan, both of which strongly encourage renewable energy generation at a domestic scale. By following this approach, the proposal reflects current patterns of sustainable development while remaining respectful of the setting.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

MX8392

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Superseded consents

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

Yes

No

Development Dates

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When are the building works expected to commence?

06/2026

When are the building works expected to be complete?

06/2026

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

- Yes
 No

Please enter the scheme name

Under the provisions of Part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015

Developer Information

Has a lead developer been assigned?

- Yes
 No

Environmental Impacts

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Community energy

Will the proposal provide any on-site community-owned energy generation?

- Yes
 No

Heat pumps

Will the proposal provide any heat pumps?

- Yes
 No

Solar energy

Does the proposal include solar energy of any kind?

- Yes
 No

Total Installed Capacity (Megawatts)

0.57

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

Yes

No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Declaration

I/We hereby apply for Prior Approval: Installation or alteration of solar equipment on domestic premises 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

Rajat Bindra

Date

24/04/2026