

Application ref: 2022/5340/P
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Date: 5 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Toby Coppel
3 Downshire Hill
London
NW3 1NR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Downshire Hill
London
Camden
NW3 1NR

Proposal:
Installation of 12 solar panels on the front roofslope.
Drawing Nos: EX_000, EX_001, EX_002, EX_003.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: EX_000, EX_001, EX_002, EX_003.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission.

Twelve solar panels would be positioned on the front roofslope of the property which is three storeys high with a pitched roof. Only the front and rear roofslopes have substantial surface area and the rear is north-west facing while the front is south-east facing. For this reason, the front roofslope is the appropriate orientation to benefit from the sun.

The panels will be fixed at the same angle as the pitched roof and would protrude no more than 0.2m above the roof plane. The current roof has 3 rooflights which the solar panels would be positioned around. It is likely that the panels would be visible from the opposite side of the street when facing the property directly and from further down the street particularly from the north-east, dependent on tree cover. Although as aforementioned there would be some visibility of the panels from the street, as the building is high in relation to the width of the street, has substantial eaves and there is a level of surrounding tree cover, the proposal is not considered to be of significant detriment in design and heritage terms.

The solar panels are considered a welcome addition in terms of potential environmental benefits and they are sympathetic to the host building which is of modern aesthetic rather than traditional.

For these reasons, in this circumstance a level of visibility is considered acceptable and not unduly harmful to the host building, streetscape nor the wider Hampstead Conservation Area of which the site is a part.

There are no amenity concerns raised by the proposal in terms of loss of light, outlook, privacy or noise disturbance.

One consultation comment was received by the Heath and Hampstead Society which has been taken into consideration. The side elevation is considered to communicate the proposal sufficiently, and the drawings show the panels will sit only 36mm above the surface of the roofslope which is considered acceptable. The Heath and Hampstead Society note that on a lower more visible roofslope they would have objected.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, as well policies DH1 and DH2 of the Hampstead Neighbourhood Plan, the London Plan 2021 and the National Planning Policy Framework 2021.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer