

Application ref: 2023/2213/L  
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Date: 4 July 2023

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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**10-11  
Doughty Street  
London  
WC1N 2PL**

#### **Proposal:**

The proposals seek to retrofit No. 10 Doughty Street with photovoltaic (solar) panels, with a view to reducing the carbon emissions associated with the day to day running of the buildings as offices.

Drawing Nos: Site location plan; Structural Engineer's Report; Letter ref HC6844A including Heritage Statement; Design and Access Statement; Drawings numbered: 2109-HOST-ZZ-XX-DR-A-1010; 2109-HOST-ZZ-XX-DR-A-1110; 2109-HOST-ZZ-XX-DR-A-2010; 2109-HOST-ZZ-XX-DR-A-2110; 2109-HOST-ZZ-XX-DR-A-3010; 2109-HOST-ZZ-XX-DR-A-3110

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

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 10 Doughty Street is a three storey (plus attic and basement) terraced building located on the west side of the road, with a yard (with later extensions) to the rear. The building dates back to c.1800 and is in use as barristers' chambers.

The application site is within the Bloomsbury Conservation Area. All of the properties on Doughty Street and the attached railings are grade II listed with the exception of Number 48 which is listed at GI.

Policy D2 Heritage of the Camden Local Plan addresses the issue of photovoltaics on listed buildings as follows: 7.56 Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving while preserving their special interest and ensuring their long-term survival. In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty. These considerations will be weighed up against the degree to which proposals will change the appearance of the building, taking into consideration the scale of harm to appearance and the significance of the building. Applicants are encouraged to follow the detailed advice in Camden's Retrofitting Planning Guidance, the energy efficiency planning guidance for conservation areas and the Historic England website. 7.62 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing, secondary glazing, more efficient boilers and heating and lighting systems and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics. Camden's Retrofitting Planning Guidance (2013) notes: (Listed Buildings Grade II) Solar panels PV & hot water Attached to a building (main or one in curtilage, for example on a garden shed) Planning permission required. Listed Building consent required. May be acceptable if panels do not damage internal

or external historic fabric of the building and are not visible from the street or adjoining properties eg hidden by parapet or on a valley roof. Where a conservatory is permitted PV could be integrated into glazed panels.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 3 Heritage and design

The application site is located within the Bloomsbury Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

The application building is Grade II listed and the Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

#### Proposed Solar Panels

Subject to the criteria set out in section 4 (above) being addressed, the Council has no policy which prohibits the installation of solar panels on GII listed buildings in the Bloomsbury Conservation Area. Policy D2 (Heritage) of the Local Plan recognises solar panels as providing public benefit (7.56 In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty).

The Bloomsbury CA Management Strategy (particularly 5.38 and 5.39) has regard to roof alterations. This states: The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are butterfly roof forms, parapets, chimneystacks and pots and expressed party walls. Within the Bloomsbury Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

However, it is not proposed to alter any of the existing roof form, but rather to fit panels on the existing roof form. And no historic fabric will be lost. Certainly it is true that solar panels are not historically characteristic and therefore they would represent an alteration to these buildings. However, solar panels are identified as a public benefit in the Council's guidance. See Camden's Energy Efficiency Guidance for Conservation Areas: 1.4

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 4 The installation of solar panels on listed buildings can be challenging and a balance between preserving significance, the character and appearance of the conservation area and enabling the public benefit of solar energy needs to be achieved. In this instance, it is considered that an acceptable balance had been achieved.

The proposed panels would be in two locations, the inner slope of the main roof and on the flat roofs of later (post-1960s) extensions. The proposed panels on the inner roof slopes are considered to be acceptable, particularly because works of alteration have already occurred at this level of the building meaning that all of the roof covering is artificial slate and the proposed change would not be discernible from ground level. The proposed panels are therefore not considered to detract from the character and appearance of the host building, or harm its significance.

Overall, the proposals are considered to be acceptable in terms of heritage and design, in accordance with Policies D1 and D2 of the Camden Local Plan.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer