

Application ref: 2023/2395/P
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Date: 26 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

Stephen Evans Architects
287 Stoke Newington Church Street
London
London
N16 9JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Achilles Road
London
Camden
NW6 1EA

Proposal: Installation of solar panels on existing dormer roof.

Drawing Nos: M1; Typical Panel Array pdf; 641-L20; 641-L21; 641-L2001; 641-L2101

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;

M1; Typical Panel Array pdf; 641-L20; 641-L21; 641-L2001; 641-L2101

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

- 3 The solar panels hereby approved shall be removed from the building as soon as reasonably practicable when they are no longer required by the occupants of the subject property.

Reason: In order to safeguard the character and appearance of the building and local environment in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission;

The five proposed solar PV panels would be installed on the flat roof of the dormer extension on the host building. Given that the panels are set back from the front, the public views of the panels from the streetscene would be slightly limited. The solar panels would be matt black and non-reflective. As such, they would have minimal visual impact on the appearance of the host building and surroundings, given their location and context.

The proposal is considered to improve the energy efficiency of the host building and reduce its carbon emission. As such, the proposed development is considered acceptable in terms of climate change mitigation.

Given the modest nature of the proposal, it would not cause harm to neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy. No objections were received prior to making this decision.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021, the Fortune Green and West Hampstead Neighbourhood Plan 2015 and National Planning Policy Framework 2021.

- 2 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.
- 3 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).

- 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