

Application ref: 2023/2085/P
Contact: Edward Hodgson
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Date: 1 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

Philip Michael Roys Architect RIBA
2B Falkland Road
Kentish Town
London
NW52PT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2A Falkland Road
London
NW5 2PT

Proposal:
Erection of photovoltaic panels to flat topped mansard roof of dwellinghouse.
Drawing Nos: Site Location Plan, FR/E-01, FR/P-20, FR/P-30, Design and Access Statement, Cover Letter, Photo views

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:

Site Location Plan, FR/E-01, FR/P-20, FR/P-30, Design and Access Statement,

Cover Letter, Photo views

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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the installation of 3 photovoltaic panels on the flat roof of the existing mansard. The application site forms one half of a three-storey property with a mansard roof. No. 2a is located on the corner of Falkland Road and Falkland Place. An application for similar photovoltaic cells at neighbouring no. 2b has been submitted under ref. 2023/2084/P.

The site is located next to the Bartholomew Estate and Kentish Town Conservation Area

The panels would measure approx. 1.7m deep and 3m wide and would be pitched up to face southwards at an angle of 41.5 degrees. The panels would be set back from the roof margins and would be evenly spaced, and they would not dominate the roof. Given their location on the flat roof of the mansard, they would not have a significant impact on the overall appearance of the host property. Although there would be some visibility from the public realm, such views would be minimal, and the panels are not considered to harm the character and appearance of the streetscene or nearby conservation area by virtue of their siting, scale and design. A condition is attached requiring the panels are removed when they are no longer required.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The panels would provide renewable and green energy and would thus promote zero carbon development in accordance with the Council's sustainability policies CC1 and CC2.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, CC1 and CC2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with 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