

<b>GDPO Prior Approval</b>		<b>Application number</b>	2023/4176/P
<b>Officer</b>		<b>Expiry date</b>	
Ewan Campbell		05/02/2024	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
Parliament Hill School Highgate Road London NW5 1RL			
<b>Conservation Area</b>		<b>Article 4</b>	
Yes – Dartmouth Park CA		No	
<b>Proposal</b>			
Installation of solar panels on the roof of Parliament Hill School under schedule 2 Part 14 Class J of GDPO 2015			
<b>Recommendation:</b>		Grant Prior Approval	

<b>Class J</b> The installation, alteration or replacement of <i>(a) microgeneration solar thermal equipment on a building;</i> <i>(b) microgeneration solar PV equipment on a building; or</i> <i>(c) other solar PV equipment on the roof of a building</i>		
If yes to any of the questions below the proposal is not permitted development		Yes/no
J.1 (a)	The solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;	NO
J.1 (b)	The solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);	NO
J.1 (c)	The solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;	NO
J.1 (d)	In the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;	NO
J.1 (e)	The solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument;	NO
J.1 (f)	The solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building;	NO
J.2 (a)	The solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the	NO

	external surface of the wall;	
J.2 (b)	The solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building;	NO
J.2(c)	In the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway;	NO
J3	The capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.	NO
Conditions: Class J development is permitted subject to the following conditions		
J.4 (1) (a)	The solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and	YES
J.4 (1) (b)	The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	YES
J.4 (2)	Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighboring land, and the following sub-paragraphs apply in relation to that application.	YES
J.4 (3)	The application must be accompanied by— (a) a written description of the proposed development; (b) a plan indicating the site and showing the proposed development; (c) the developer's contact address; and (d) the developer's email address if the developer is content to receive communications electronically; together with any fee required to be paid.	YES
J.4 (4)	The local planning authority may refuse an application where, in the opinion of the authority— (a) the proposed development does not comply with, or (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.	Noted
J.4 (5)	Sub-paragraphs (6) and (8) do not apply where a local planning authority refuses an application under sub-paragraph (4) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.	Noted
J.4 (6)	The local planning authority must give notice of the proposed development— (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which— (i) describes the proposed development; (ii) provides the address of the proposed development; (iii) specifies the date by which representations are to be received by the local planning authority; or (b) by serving a notice in that form on any adjoining owner or occupier.	YES

J.4 (7)	The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application	Noted
J.4 (8)	The local planning authority must, when determining an application— (a) take into account any representations made to them as a result of any notice given under sub-paragraph (6); and (b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2023, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.	YES
J.4 (9)	The development must not begin before the occurrence of one of the following— (a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required; (b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or (c) the expiry of 56 days following the date on which the application under sub-paragraph (3) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.	Noted
J.4 (10)	The development must be carried out— (a) where prior approval is required, in accordance with the details approved by the local planning authority; (b) where prior approval is not required, or where sub-paragraph (9)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (3), unless the local planning authority and the developer agree otherwise in writing.	Noted
J.4 (11)	The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.	Noted
<b>Assessment</b>	<p>The proposal meets all the requirements outlined with criteria J.1, J.2 and J.3 (compliance with J.3 is in the application form), and all the conditions set out in paragraph J.4</p> <p>Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings.</p> <p>The proposed solar PV panels exceed the roof only minimally but are set behind the parapet wall meaning they will be rarely, if at all, publicly viewable and the material impact on the character of the building is not considered significant or adverse. They would be sited so far as practicable, so as to minimize their effect on the external appearance of the building. The glare from the panels on neighbouring properties would be mitigated by the distance from windows and their location behind the parapet wall.</p>	

Whilst the site is within Dartmouth Park Conservation Area, the south teaching block is set well back from the street towards the rear of the site. The nature of most of these buildings are educational and therefore the existence of solar PV panels does not appear to be incongruous therefore preserving the character of the Conservation Area. The buildings are set away from residential buildings and therefore will have minimal visual and amenity impact.

The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Paragraph 163 of the NPPF states that local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings whilst paragraph 164 states that local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and approve the application if its impacts are acceptable.

Policy CC1 (Climate Change Mitigation) requires all development to minimize the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This will be achieved through promoting zero carbon development, reach London Plan targets and support and encourage energy efficiency improvements to existing buildings.

The introduction of solar PV panels will provide a renewable source of energy to the building and its occupiers which would improve the building's environmental standards and contribute to the borough's Carbon Zero target goals.

In line with policy C2 (Community Facilities) the proposal enhances the resilience of the existing community facility and contributes to solidifying the viability of the existing site, which is accepted.

No objections have been received prior to making this decision and the Dartmouth Park CAAC have not raised any objection or wish to comment. 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 D1, D2, CC1, C2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.