

Application ref: 2023/3288/P
Contact: Ewan Campbell
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Date: 6 February 2024

Development Management
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ECE Architecture Limited
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Charlie Ratchford Centre
Belmont Street
London
Camden
NW1 8HF

Proposal:

Details pursuant to Condition 18 (Photovoltaics) granted under planning reference 2020/5063/P dated 05/11/2021 Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated works.

Drawing Nos: LD504-ECE-ZZ-RF-DR-A-0111 C08, Energy Statement (October 2020), Technical Submission Document - PV Panels (26/12/2022), Roof Access Strategy (02/02/2024)

The Council has considered your application and decided to grant permission.

Informatives:

1 Reasons for granting permission/consent-

Condition 18 of planning permission 2020/5063/P dated 05/11/2021 requires details of the PV panels (e.g. drawings/data sheets of layouts, energy

generation, monitoring meters, maintenance schedule) to be submitted and approved prior to commencement and to be retained accordingly thereafter.

The details include proposed locations and number of PV panels on the roof of the proposed building, as well technical submission details for the PV panels which outline energy generation and the monitoring meter.

The energy statement also confirms that the Energy Strategy for the project has set out a requirement for an average annual production of 42,925 kWh per year from the PV array in order to hit our Part L requirements.

The Energy Strategy had based the roof allowance on 202 number lower wattage panels, 250W each but in order to maximise the efficiency of the roof space available, taking shading and the optimum orientation etc in to consideration, the proposal is to have a lesser amount of a higher wattage (400W) panel to achieve the same requirements Of the approved Energy Strategy.

This has been assessed by the Council's sustainability officer and is considered acceptable.

A roof access statement and roof plan supports the application which outlines roof access and maintenance as well as the plan showing where roof access and maintenance equipment is located on the building. Overall the supporting documents above demonstrate there are acceptable maintenance steps in place.

Therefore the details comply with the requirements of Policy CC1 of the Camden Local Plan 2017

- 2 You are advised that conditions 16, 19, 21 and 23 granted under planning reference 2020/5063/P dated 05/11/2021 are outstanding and which need details to be submitted.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer