

Application ref: 2018/5662/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 5 June 2019

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

Community by Design
193 Downham Way
London
BR1 5EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Calthorpe Project
258-274 Gray's Inn Road
London
WC1X 8LH

Proposal:

Installation of 34x solar panels to flat roof of community garden building.

Drawing Nos: Site location plan, Block plan, Calthorpe Project solar feasibility study July 2018, Summary on Calculations on Capacity of Existing Roofs ref: 3640/S dated 24/04/2018, Supporting statement on Potential solar green roof by Green Infrastructure Consultancy, 01, 02, 03, 04, 05, 06.

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, Block plan, Calthorpe Project solar feasibility study July 2018, Summary on Calculations on Capacity of Existing Roofs ref: 3640/S dated 24/04/2018, Supporting statement on Potential solar green roof by Green Infrastructure Consultancy, 01, 02, 03, 04, 05, 06

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

Informative(s):

1 Reason for granting permission-

The installation of a solar photovoltaic panel array to the flat roof of the existing community garden centre building would be integrated with the existing green roof and would provide electricity to the building to reduce its carbon footprint. The small-scale nature of this installation is in keeping with the visual appearance of the existing building and values of the Calthorpe Project, and intended to be an example project to other community centres to encourage the surrounding communities to take positive action to mitigate climate change. It is considered that the proposed panels would have a minor visual impact which would respect and integrate well with the host building and due to their height, orientation and position which is set back from the roof edge of the principle elevation to Gray's Inn Road they would not detract from the building and would preserve the character and appearance of the surrounding Bloomsbury Conservation Area.

As the host building is single storey, the PV array would be visible from the upper floors of the nearest neighbouring buildings, namely from the upper floor windows on the flank wall of a non-residential five storey building; however, the proposal is not considered to be harmful to these views. The panels would be installed at a single storey roof height, orientated towards the south at shallow pitched angle, with an anti-reflective coating which reduces reflection and glare. As a result the proposals are not considered to significantly harm the amenity of adjoining occupiers, in terms of outlook or light pollution from glare.

Sustainability is a high priority for London Borough of Camden and Greater London Authority and the proposal uses a roof area of 53 square metres to maximise solar energy collection. The proposal provides micro renewable energy provision in an urban location and would operate alongside the existing green roof. The established green roof consists of low growing sedums, and the panels are proposed as roof-mounted A-frames that require no roof penetration to minimise the impact on the green roof. As a result the solar array would result in a reduction of less than 20% of the green roof. The proposal would not be detrimental to the setting of designated open space and would support a small scale development which is associated with, and contributes to its use and enjoyment by the public as an open space, and strongly supports the promotion and encouragement of community participation in the management of open space. On balance, the proposal provides a renewable energy source and bio-diverse roof in an educational provision of a community garden within a designated Open Space and Site of Importance for Nature Conservation (SINC).

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), A2 (Open space), A3 (Biodiversity), C2 (Community facilities), D1 (Design), D2 (Heritage), CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 4 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 London Borough of Camden 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.

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 2019.

You can find advice about your rights of appeal at:

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

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