

Application ref: 2024/1144/P
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Date: 20 May 2024

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Baily Garner LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
5-7 Belsize Grove
London
NW3 4UT

Proposal:

Details pursuant to condition 4 (PV solar panels) of planning permission 2022/2340/P, for: External wall insulation to front, rear and north elevation, with window surrounds to front elevation and quoins, replacement of all timber sash windows and doors with double glazed timber sash windows and doors, solar PV panels to front and side roof slopes.

Drawing Nos: PROPOSED_ELEVATIONS, rev 00; PROPOSED_ROOFPLAN, rev 00; PROPOSED_SIDE_ELEV, rev 00; VIEWS_SHOWING_PV_PANELS, rev 00; As-built Section, rev 02; Letter prepared by Auream Energy, 22/11/2023; String Design Report prepared by Solar Edge; Report prepared by CCL Components Ltd, 15/12/2023; Solar Edge product information and data sheet document; Design Report prepared by Solar Edge, 15/12/2023.

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

Informative(s):

- 1 Reasons for granting permission -

This application seeks to discharge condition 4 of planning permission 2022/2340/P, relating to provision of details for the installation of solar PV panels at the roof of the building at the application site.

Plans showing the location of the solar PV panels at roof level, as well as product information has been included with the submission.

The number of solar PV panels proposed at the roof, would be less than the number shown on the approved roof plan under 2022/2340/P. However, the applicant has advised that due to the flat roof condition and the safety railing location, this has necessitated the number of panels to be reduced. Considering a reasonable portion of the roof would still incorporate solar PV panels and taking into account the constraints of the roof which the applicant has otherwise sought to overcome in locating the panels, the reduction in the area of roof occupied by solar PV panels, compared to the approved scheme, is considered acceptable.

Council's Sustainability Officer has reviewed the submitted details and has raised no concerns.

Public views of the dormers would be generally be hidden or not readily discernible, due to nature of the flat sections of roof and the elevation of the roof from street. It is possible one of the side panels may be visible, but would be not easily perceptible due to its minor scale and recessive colour.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policies D1, D2, and CC1 of London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 5 (Sample panel) of planning permission 2022/2340/P dated 16/12/2022 are outstanding and require details to be submitted and approved.

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