

Application ref: 2024/1342/P
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Date: 6 August 2024

Development Management
Regeneration and Planning
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Solar for Schools
Falcon House
3 King Street
Castle Hedingham Halstead
CO9 3ER

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Fitzjohns Primary School
86a Fitzjohn's Avenue
London
NW3 6NP

Proposal: Installation of solar photovoltaic panels to both south-eastern flat roof single storey buildings.

Drawing Nos: Design and Access Supporting Statements dated 02 April 2024; Heritage Statement dated 02 April 2024; Site location plan; Scaled Map; Roof Cross Section; Suntech Ultra V Pro standard panel data sheet.

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:-

Design and Access Supporting Statements dated 02 April 2024; Heritage Statement dated 02 April 2024; Site location plan; Scaled Map; Roof Cross Section; Suntech Ultra V Pro standard panel data sheet.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The solar photovoltaic equipment and supporting structures hereby permitted shall be removed as soon as reasonably practicable when no longer required.

Reason: The permanent retention of the redundant equipment and structures would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site refers to a primary school situated to the rear of 86A Fitzjohn's Avenue on the north-eastern side of the road, bounded by residential buildings and two other schools to the north and west. It comprises of a group of three main blocks, the original two-storey main block with a gabled extension and two-storey tower, a three-storey administrative block, and the single-storey modern block where the panels are proposed. The earlier buildings are Grade II listed buildings, and the school is within the character of the Fitzjohn's Netherhall Conservation Area and the Hampstead Neighbourhood Plan Area.

The proposal seeks the installation of 101 solar photovoltaic panels to the flat roof of the modern building. The Council welcomes on-site renewable energy production where these can be incorporated without causing any detrimental change to character and appearance of the building and conservation area. The location has been chosen for its solar exposure due to the roof height at first floor level whilst minimising the visual impact by setting back from roof edge with the panels projecting at a shallow angle that would reducing their visibility above the roof. The proposals are considered acceptable as they respect and integrate well with the host building and surrounding area.

Due to the location of the building within the bounded site, the proposed panels would not be visible from the surrounding streets. The nearest neighbouring residential building is at 82 Fitzjohn's Avenue and equivalent in height to the host building. The solar panels may be visible from some of the upper floors of the taller buildings surrounding the site. However, due to the distance between buildings, the location of the panels set back from the roof edge, and the orientation of panels, they would not harm the amenity of adjoining occupiers, in terms of outlook or light pollution from glare. As a result, the panels would be

sensitively sited and respect and integrate well with the modern school building in a sympathetic and discreet manner which would preserve the character and appearance of the surrounding Fitzjohn's Netherhall Conservation Area.

The Council will support proposals that seek to sensitively improve the energy efficiency of existing buildings. The proposal would achieve through the potential to generate renewable energy. The siting and detailed design are considered modest interventions that would sensitively enhance the sustainability of the existing buildings and in terms of climate change mitigation and would not detract from the character and appearance of the nearby historic buildings or Conservation Area.

No objections have been received prior to making this decision. The site's planning history was considered when making this decision.

The Council's Conservation and Heritage officer raised no objections as the solar panels are proposed to a post-war building. The building in question is not considered part of the curtilage of a listed structure, as it did not exist in July 1948, which exempts it from requiring listed building consent. The effects of the works on the setting of the neighbouring listed building have been considered, and the proposed solar panels are sufficiently separated panels that they are unlikely to affect its setting. The proposal would preserve the special interest of the nearby listed building. The Council has had special regard to the desirability of preserving the character and appearance of the Fitzjohn's Netherhall Conservation Area, and the nearby listed building, its setting, and its special interest.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and special regard has been attached to the desirability of preserving the setting and special interest of the neighbouring listed building, under s.66 and 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 proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 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.

- 5 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.

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:

<https://www.gov.uk/appeal-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