

LDC (Proposed) Report		Application number	2024/2334/P
Officer		Expiry date	
Leela Muthoora		26/08/2024	
Application Address			
Netherwood Youth And Family Hub, 5 Netherwood Street, London, NW6 2QU			
Conservation Area		Article 4	
N/A		Basements	
Proposal			
Installation of 16 solar photovoltaic panels to rear roof slope and five air source heat pumps to rear flat roof.			
Recommendation:		Grant Lawful Development Certificate	
<p><b>Site</b></p> <p>The site is a single storey building located on the northern side of Netherwood Street near the junction with Kilburn High Road. The site is bounded by the infill development of buildings fronting Kilburn High Road to the west, the London Overground train lines to the north and railway sidings to the east.</p> <p>The building is a community centre currently in use as a youth and family hub. It is not designated as a heritage asset, that is, it is not a listed building, not in a conservation area, and this development is not restricted by an Article 4 direction.</p>			
<p><b>Schedule 2, Part 12, Class A - Development by local authorities</b></p> <p>Development by local authorities allows for permitted development for the erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—</p>			
Complies with all parts			Yes/no
(a)	any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;		Yes
(b)	lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.		Yes
Interpretation of Class A			

A.1	For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)(a).	Yes
A.2	The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.	Yes

## **Schedule 2, Part 14, Class J - Renewable energy –**

The installation or alteration etc of solar equipment on non-domestic premises

### Permitted development

J. The installation, alteration or replacement of—

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building,

other than a dwellinghouse or a block of flats.

### Development not permitted

Yes/No

If yes to any of the questions below the proposal is not permitted development

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 (pitched roof)
J.1 (c)	the solar PV equipment or solar thermal equipment would be installed 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;	N/A
J.1 (e)	the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or	N/A
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.	N/A
J.2 Development is not permitted by Class J(a) or (b) if—		
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 external surface of the wall;	No
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; or	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.	N/A

J.3 Development is not permitted by Class J(c) if 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.		
J.3	J. c) other solar PV equipment on the roof of a building, more than 1 megawatt	No
J.4—(1) In accordance with condition J.4 (1) 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.	N/A
* The land referred to as article 2(3) land is the land described in Part 1 of Schedule 1 to Town and Country Planning (General Permitted Development) (England) Order 2015/596 (National Parks, areas of outstanding natural beauty and conservation areas etc).		
<b>Assessment:</b> The proposals meet all the limitations and conditions of Schedule 2, Part 12 Class A, for the erection or construction and the maintenance, improvement or other alteration by a local authority and of Schedule 2, Part 14, Class J for installation of solar equipment on non-domestic premises. Therefore, a certificate of lawful development (proposed) should be granted.		