

Application ref: 2024/2664/P
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Date: 23 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ash Sakula Architects
6 Doughty Mews
London
WC1N 2PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

WAC Arts College
213 Haverstock Hill
London
NW3 4QP

Proposal:

Installation of solar panels to roof of the Art Block.

Drawing Nos: Design and Access Statement June 2024; Design and Heritage Statement June 2024; (WAC/3) 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016.

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 Statement June 2024; Design and Heritage Statement June 2024;
(WAC/3) 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The site is a community college situated within the former Hampstead Town Hall on the south-east side of Haverstock Hill at the junction with Belsize Avenue. It is Grade II listed and within the Belsize Park Conservation Area. The site comprises of two large red brick buildings, the Victorian Vestry Hall fronting Haverstock Hill, and an Edwardian building to the rear north-west, viewed from Belsize Avenue. A third building, linked by an atrium to the others, is a modern building, where the solar panels are proposed, within the southern section of the site.

The proposal seeks the installation of four sets of solar panels to the flat roof of the modern extension covering approximately 125 sqm of roof space with a new guard rail located to the central roof access area. The proposals are considered acceptable as they respect and integrate well on the flat roof of the modern extension, and they would be set back from the roof edge. Due to the height of the college buildings and their roof profiles, the panels and guard rail would not be visible from street level of Haverstock Hill, the principal elevation, or Belsize Avenue.

The location has been chosen for its solar exposure whilst minimising the visual impact by positioning behind the roof edge with a shallow pitch orientation that would not visibly project above the roof. The Council welcomes on-site renewable energy production where technologies can be incorporated without causing any detriment to the appearance of the building.

The panels would be sited so as not to cause any harm to the architectural merits of the Listed building and would the character and appearance of the Belsize Park Conservation Area would be preserved.

The nearest neighbouring residential buildings, Hilltop Court on Belsize Avenue and Tagore House on Glenloch Road, are equivalent in height to the host building. While there may be some visibility from the upper floors of these blocks; due to the distance, the set-back behind the roof edges and the

orientation of panels, they are not considered to harm the amenity of adjoining residential occupiers, in terms of glare, outlook or visual amenity.

The Council will support proposals that seek to sensitively improve the energy efficiency and sustainability of existing buildings. The panels are moderate interventions that would reduce the college's carbon emissions without detracting from the heritage merits of the Listed building and Conservation Area. The council has had special regard to the desirability of preserving the character and appearance of the Belsize Park Conservation Area, and the listed building, its setting, and its special interest.

One letter of support was received from a local resident and the local Conservation Area Advisory Committee confirmed they had no objection to the proposal. The council considered this and the area's planning history and relevant appeal decisions when coming to this decision.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

The council has had special regard to the desirability of preserving the character and appearance of the Belsize Park Conservation Area, and the listed building, its setting, and its special interest.

- 2 Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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.

- 4 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).

- 5 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.

- 6 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 2021.

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