

LDC (Proposed) Report		Application number	2024/2938/P
Officer		Expiry date	
Leela Muthoora		18/12/2024	
Application Address			
25 Inkerman Road, London, NW5 3BT			
Conservation Area		Article 4	
Inkerman		Basements	
Proposal			
Installation of solar photovoltaic panels to butterfly roof.			
Recommendation:		Grant Lawful Development Certificate	
The site is a two-storey terrace house located on the north-western side of Inkerman Road. The house is within the Kentish Town Neighbourhood Plan Area and Inkerman Conservation Area.			
Schedule 2, Part 14, (Renewable energy) Class A			
The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—			
(a) a dwellinghouse or a block of flats; or			
(b) a building situated within the curtilage of a dwellinghouse or a block of flats.			
If yes to any of the questions below the proposal is not permitted development			Yes/no
A.1 (a)	Will the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope?		No
A.1 (b)	Will the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney)?		No
A.1 (c)	On land within a conservation area or which is a World Heritage Site, will the solar PV or solar thermal equipment would be installed on a wall which fronts a highway?		No
A.1 (d)	Will the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument?		No
A.1 (e)	Will the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.		No
Conditions			
Development is permitted by Class A subject to the following conditions			
Whether proposal complies with this condition			Yes/no
A.2 (a)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;		Yes

A.2 (b)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and	Yes
A.2 (ba)	in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land	N/A (Not located on a flat roof)
A.2 (bb)	in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and	N/A
A.2 (c)	solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	Yes

* 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).

Assessment:

The site is a two-storey terrace house located is within the Inkerman Conservation Area. It is not a listed building and is not restricted by an Article 4 direction. It is within the Kentish Town Neighbourhood Plan Area but this does not restrict permitted development.

The solar PV would be sited on a butterfly roof slope behind a parapet which minimises their effect on the external appearance of the building and effect on the amenity of the area. An informative has been added to the decision notice that equipment is removed as soon as reasonably practicable when no longer needed.

As such, the proposals meet all the limitations and conditions of Schedule 2, Part 14, Class A for installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on a dwellinghouse. Therefore, the certificate of lawful development (proposed) should be granted.