

HERITAGE AND  
DESIGN & ACCESS STATEMENT  
Solar Panel Application  
December 2024

On the property known as

The Queens,  
49 Regent's Park Road  
Primrose Hill, London, NW1 8XD

For

Young & Co.'s Brewery PLC  
Copper House, 5 Garratt Lane  
Wandsworth, London  
SW18 4AQ



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## Design & Access/ Heritage Statement

### Introduction

Beltom Surveying Ltd has been instructed to compile this statement to accompany a full plans planning application on behalf of the Applicant, **Young and Co.'s Brewery PLC** for the proposal of installing Solar Photovoltaics (SPV) panels at the site known as **The Queens, 49 Regents Park, Primrose Hill, London, NW1 8XD** to the pitched roofs of the site.

This design, access and heritage statement has been prepared in support of a full planning application for the installation of new 11 no. solar panels on the site. The proposed works include the installation of solar panels on the roof to the front and rear elevations but behind the parapet walling and will not be seen from the and nearby streetscapes. The panels will be mounted in line with the pitch of the existing roof to minimise their impact on the visual appearance of the existing building.

The application is to be submitted to the Camden Council Local Planning Authority.

Location – Queens property is situated directly onto Regent's Park Road. The trade areas are on the ground floor and first floor, the property also has staff accommodation on the second and third floors. There is no customer parking at this site.

The City of London is some 4.5 miles away. The pub has good links to public transport.



Source: Google Maps

Investigations undertaken with English Heritage listed building register and Camden Council local planning authority (LPA) archives revealed the property to have no listed status and falls within Primrose Hill Conservation Area. Further assessment of the proposed SPV system is likely to be required to confirm if local planning authority approvals are required.



Primrose Hill Conservation Area

Source: Camden Council.gov.uk

### Description of Proposed Changes

The proposals come at a challenging time where we must all urgently seek out solutions to reduce the carbon emissions placed on the environment. The applicant has committed to the important 2030 deadline by introducing their own environment, social and governance (ESG) strategy of achieving net zero by then.

Use: The site is currently used as a public house and hotel, operated by Young & Co's.

Amount: The applicant is applying for new solar panels to be installed to the pitched roofs of the building as shown on the enclosed particulars of this application. 11 number 405 Watt Panels (SPR-P6-405-BLK) which will produce a system size of 4.455kW of power, and 3,484 kWh per year which reduces 882kg of CO<sup>2</sup> or 19 long haul flights. The expected power production during the system lifetime is 69680kWh of electricity which is the equivalent of planting 169 trees.

Technical product information relating to the proposed solar panels and invertors has also been included within this application.

Scale: The proposals for utilising the roof spaces has been sensitively designed to maximise the efficiency of the SPV system whilst utilising the parapet areas to obscure the panels from ground floor level.

Layout: An existing ground and first floor plan has been included within the particulars of this application to assist in the identification of the proposed external works and elevations.

Appearance: As with other historic important Young & Co's sites, some heavily listed and many in conservations areas, it is the Applicant's opinion that the proposals selected will be entirely obscured from view and pose minimal threat to the site's setting and historic importance.

Consideration to the visual and physical impact on the buildings fabric has been considered. An assessment of other renewable energy sources found SPV to be the most site suitable solution which greatly reduces the electrical load demand on site.

Access: Due to the minor nature of the proposals and there being no proposed alterations to the entrances at the property, access into the property is to remain the same.

Schedule Ancient Monument

N/A.

Archaeologically Sensitive Area

N/A.

Listed Building

N/A.

Listing Description:

N/A.

Conservation Area

The property falls within the Primrose Hill Conservation Area.

AONB

N/A

Conclusion: The proposed solar panels will generate up to 3,484 kw/h per year and provide up to some 11% of the public house electricity requirements during the daylight hours, which will reduce the sites carbon emissions by 882 kg/ year. The proposed location and design of the panels will have a minimal impact on the appearance of the existing listed building or historic conservation area. This development will make a small but very important positive contribution to the efforts to support London Borough of Camden's commitment to reduce our carbon emissions to zero by 2030. We therefore recommend that these proposals are approved.