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PLANNING, DESIGN AND ACCESS STATEMENT
WITH HERITAGE ASSESSMENT

to accompany the planning and listed building for works to

Parliament Hill Fields Lido,
Gordon House Road, London NW5 1LT - Solar Panels
Ref: 833, **FN_010** 07.03.25

80-82 CHISWICK HIGH ROAD, LONDON. W4 1SY | T 020 7993 6573

E paulv@paulvick.co.uk

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80-82 CHISWICK HIGH ROAD, LONDON. W4 1SY | T 020 7993 6573

E paulv@paulvick.co.uk

1.0 Description and Proposal

1.1 This statement is to accompany the planning and listed building consent pre-applications for the addition of further Photovoltaic panels on the flat roofs (PV panels combining to form a PV array) at Parliament Hill Fields Lido to provide more self-generated electricity for on-site consumption at the Lido. The Lido is Grade 2 listed. The existing solar panels on the roof of the female changing rooms (under 2017/5886/P dated 20.12.17) are to be retained.

1.3 In particular,

i. The solar panels shall be installed over the remaining flat roofs on the south, east and west ranges as indicated (See figs 1 and 2).
ii. The solar panels shall match or be lower than the existing solar panels over the female changing rooms which will avoid them being visible for users within the Lido or for pedestrians immediately to the front or sides.
iii. All cabling shall be surface fixed with fixings into the joint so it can be removed without harm to the existing fabric.
iv. Cabling shall be located behind the parapets so it is not visible for users inside the lido or from outside.
v. Where the cabling connects panels between roofs over the occasional brick parapet, the cables shall be set back towards the centre of the building sheathed in metal finish colour to match material behind (brick or coping) so the impact on any oblique, angular view from the inside of the lido is minimized, and not visible at all from the ground level immediately outside on any side.
vi. Access to the roof is unchanged (ie temporary to prevent visitor access) with eye and cable fall arrest system fixed to roof and/or internal to parapet.
vii. Contractors with good track records are proposed to be used by the Client. Sykes & Son Limited are well versed working in listed Buildings including the following City of London Properties including Mansion House, Old Bailey, Guildhall, Tower Bridge, Leadenhall Market, Roman Bath House, etc. Sykes are also employed by the Royal Estates and are currently working in Kensington Palace.

1.2 The proposal is not for:

i. Altering the facades or brickwork walls
ii. Internal reconfiguration of the rooms
iii. Relandscaping or alterations within the enclosed swimming area
iv. Lighting, CCTV or drainage

1.3 This planning, design and access statement is to be read in conjunction with the following documentation which is attached:

- FN_002 Parliament Hill Fields Lido Historical Report
- Existing and proposed drawings
- Photographic survey
- Structural Assessment by Chamberlain Consulting 16.01.24

1.4 A preapplication was submitted and a site meeting undertaken held 19.02.25 with Jaspreet Chandra (planning officer) and Catherine Bond (Conservation Officer). The officers comments were:

i. Officers have no objections to the proposals.
ii. Officers are prepared to receive the applications for the full planning and listed building consent. If any further information is required, it will be asked for during the planning application process.
iii. It would be useful to include:
- photo of the proposed PVs externally/adjacent to the existing and
- sizes of the existing panels

in the application to show the two types will look compatible from the overlooking flats

This design and access statement includes sizes of the existing and proposed as well as photos of the proposed under items 5.5 and 5.6 below.

1.5 In accordance with CABE guidelines, the attached statement and drawings show:

i. An assessment and consideration of the context (physical, social and relevant planning policies) as it has been important to develop a good understanding of the context to inform the design process;

ii. The evaluation of the above and how this has been translated into the proposed design.

1.6 The components of the Planning, Design and Access Statement comprise, as required, a description of:

1.6.1 Massing, size, areas, use, layout

1.6.2 Appearance and landscape

1.6.3 Access.

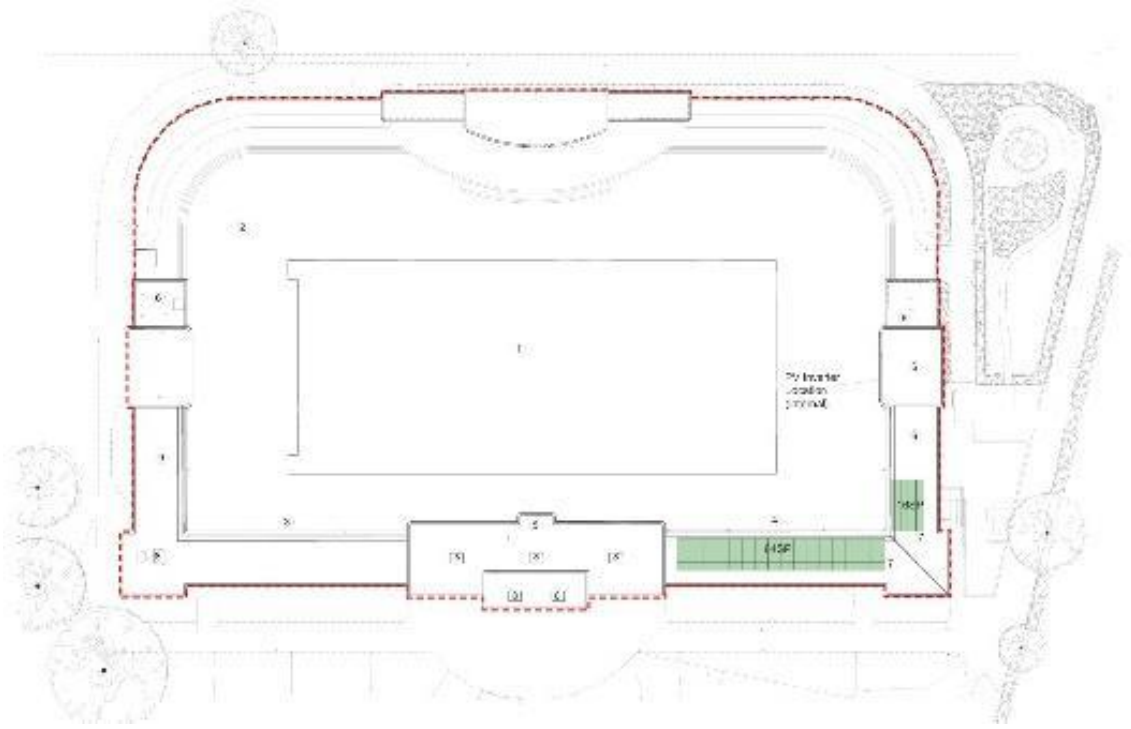


Fig 1. *Existing Roof Plan with existing consented PV panels in light green (see drawing AP_100)*

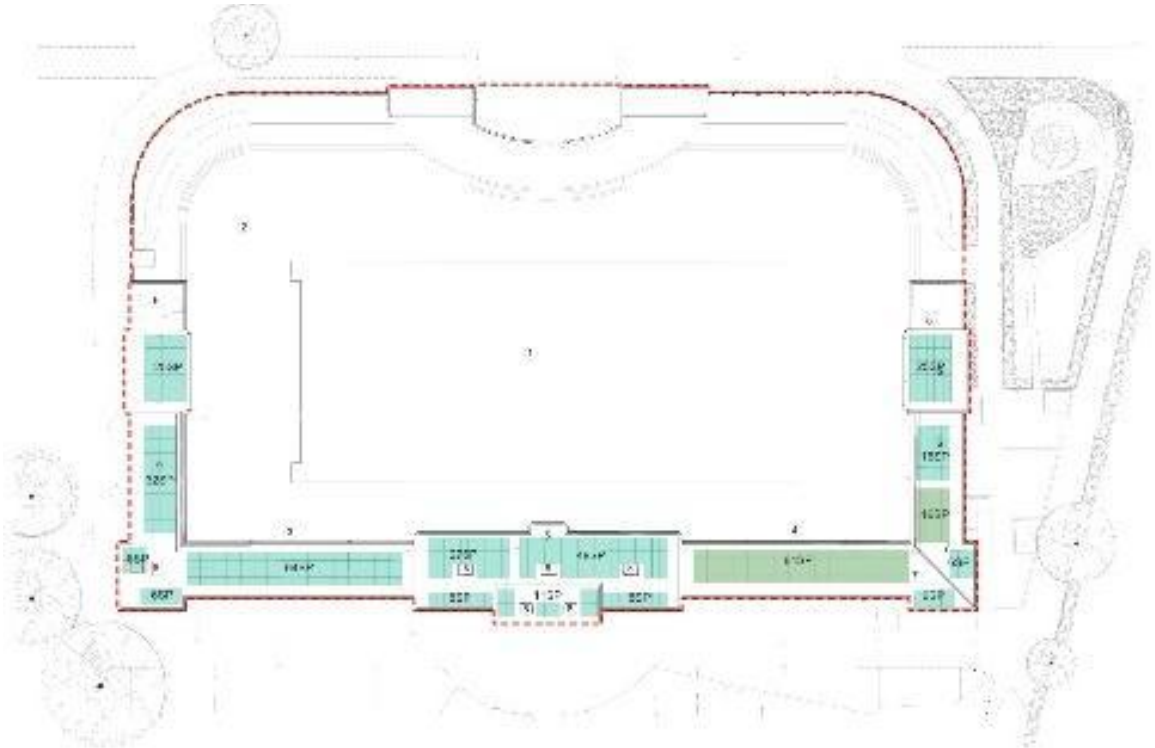


Fig 2. *Proposed Roof Plan with existing consented PV panels in light green, proposed in blue. The proposed PV will be symmetrical, not be visible from within the pool enclosure or directly outside it, allow access, improve the '5th elevation' (roof) which is currently a negative contribution as well as enhance clean energy provision. No PV are located on the northernmost roofs of the 'U' shaped building as they would likely be visible from the stepped terraces within the enclosure (see drawing AP_200).*

2.0 Historic Background and Assessment

2.1 *Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting'*[1]*. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets*[2]*.* Historic England HEAG 279 Statements of Heritage Significance, item 4 and NPPF in Appendix D (underline added)

2.2 The proposals are assessed against the impact on the above criteria accordingly:

- Artistic or historic (inc social and personages)
- Architectural
- Physical presence and setting
- Archaeological

Background

2.3 By way of background, appreciation of the Lido (built 1938) and its significance has grown over the years with grade 2 listing occurring in 1999. The primary significance is the Lido's social contribution as a legacy to that of outdoor, urban swimming in UK going back to the Peerless Pool in Finsbury of 1743, and Hampstead Heath bathing pools being used for bathing since 1880s (originally dug as reservoirs). Personages associated with the pool include Judy Grinham who trained here and became an Olympic gold medallist.

2.4 The secondary significance is that the architecture forms an enclosure with high wall to house the pool. The style of the architecture is Art Deco with some coherence. The flat roofs themselves are described as visually intrusive in the last planning consent (See Appendix E, p3, para 2, lines 4-6) and the same consent allowed the existing PV panels over the female changing rooms (See Appendix E for the consent).

2.5 There have been a number of material alterations to the original Lido for maintenance, accessibility and sustainability:

- removal of diving boards for safety reasons
- making of the swimming baths less deep and new lining, this also
- reduced the amount of water to filter
- reduction in size of changing rooms
- alterations to the paddling pool
- additions of side ramps and railings to the front entrance and cafeteria
- café renovated and opened to the north
- changes to the roof structure inc new structural beams
- security fins on top of boundary wall after damage to the security fencing
- PV panels added over the female changing rooms

2.6 Renewal is expected under the NPPF (See Appendix D).

2.7 Please see FN_002 Parliament Hill Fields Lido Historical Report and the Structural Assessment for more detail.

Generally

2.8 Artistic or historic (inc social and personages). The primary significance of the Site is unaffected by the proposal with the amenity unaffected or its relation to historic personages or social history.

2.9 Architectural. The secondary significance of the Site is unaffected as the enclosure as well as the lesser significance of the architectural language are unaffected by the proposed PV which are on the flat roofs and below the parapets.

2.10 Physical presence and setting.
i. Since the PV are below the parapets and not visible from within the enclosure of immediately outside the site no harm is undertaken to the physical presence and setting of the Lido. PV are not proposed on the north roofs of the 'U' form as they may be visible from the raised steps in the enclosure;

ii. the new PV are visible from the upper stories of adjacent buildings and possibly from the distant Parliament Hill. The existing flat roofs are described as detrimental in the last consent, and the proposed PV will be an enhancement to the existing by:

- covering the flat roofs
- providing symmetry to the existing PV

2.11 Archaeological. There is no work proposed into the ground and no archaeological impact accordingly.

Specific Item Assessment

2.11 Panels and fixings. The panels are oriented in the same direction as the existing PV and symmetrical with them across the adjacent roofs reinforcing the general symmetrical arrangement of the Lido form which is an enhancement (see above).

2.12 Panels and fixings. The panels are fixed to horizontal mounting rails which spread the load across the structure, allow fewer fixings into the ('intrusive') roof and flexibility for installation tolerance of the PV panels. The assembly is approx. 100mm high, with the mounting rails at approx. 50mm high and the PV approx. 40mm. This is a low impact approach to the historic fabric and the historic fabric in this area is of low, if any, significance.

2.13 Panels and fixings. The fixing method matches the existing consented panels already installed. The panels and fixings are described in Appendix F_Sustainability (solar) strategy and details and photos of the existing PV are under Appendix A as well as on the mounted photos separately.

2.12 Cables generally, will be fixed to the roof side of the parapets in cable trays. Cable tray fixings shall be into the joints of the brick parapets. The cable trays spread load and allow minimal fixings into the historic fabric and fixing into the joints allows reversibility without harm to the bricks. This is also the same approach as the consented cabling to the existing and therefore no worse than that already consented.

2.13 Cables between roofs shall be minimized and contained with galvanized and painted steel or similar round cover and set back from the parapets towards the centre of the building. The paint colour is to match the colour of the material behind (brick or stone/rc coping). The set back is to minimize the possibility of cables being seen from ground level from inside or outside the enclosure. The colour is to minimize the visibility against the bricks and parapet behind and ensure cables are narrowly contained visibly, as well as provide protection from rodents. Fixing of the cover shall be into brick joints so the assembly is reversible minimizing impact on the historic fabric.

Alternatives were considered including:

- Face fixed cables similar to the existing condition. This was considered unnecessarily intrusive and rejected.
- Drilling through the walls. This was considered more harmful to the fabric and rejected.

2.14 Redundant cables. While no redundant cables have been identified for removal as the proposal is for new installation, if redundant cables are found they will be carefully removed so as not to cause harm to the fabric. This will remove visual clutter as well as reduce potential hazards to the historic building.

2.15 Maintenance and minimal interference. While not strictly part of the application for consent, the operations involved require access to the roofs which will allow further inspection and maintenance eg repair of the roof leak in the central building like for like and any repairs to the existing PV installations if required. The synchronizing of work minimizes interference to user enjoyment of the cultural asset as well as reducing harm to the building from repeated access and temporary works.

2.16 Access. There is no permanent access to the roofs in order to prevent access and injury to users and this is not proposed to be changed. Access for contractors will be by cherry picker, scaffold and suitably protected and secured ladders for the duration for the works. The access is anticipated as being from outside the enclosure to minimize impact to the historic fabric and for the safety of users. The alignment of the panels and the gaps between them between roofs allows personnel access from one roof access point minimizing the impact of temporary access on the historic fabric (See fig 1 above).

2.17 Access. A number of alternatives have been considered for safe working on the roofs:

- Install permanent edge barriers. This would be visually intrusive and has been rejected
- Install temporary or fold down edge barriers. This may be possible but will add weight to the roof and there is a limit identified by the Structural Assessment (attached) which is best utilised for the PV, and has also been rejected.
- A stainless steel, fall arrest system consisting eyes and clip on cables fixed into the horizontal plane or inside the parapet wall into the joints has minimal impact and allows safety without unsightly temporary barriers and is therefore proposed eg certified system www.a2msafety.co.uk/ or www.bauder.co.uk/products/fall-protection, See Appendix G.

2.18 Periodic inspections. The services approach recognises that services require periodic maintenance and also periodic renewal and the PV data and inspections shall be set out in the Operations and Maintenance Manual of which a copy will be accessible on site.

2.19 Works are proposed to be undertaken by contractors with good track records with historically sensitive buildings, and having been through the Corporation of London's prequalification process in accordance with good practice. Sykes & Son Limited are well versed working in Listed Buildings including the following City of London Properties including Mansion House, Old Bailey, Guildhall, Tower Bridge, Leadenhall Market, Roman Bath House, etc. Sykes are also employed by the Royal Estates and are currently working in Kensington Palace.

2.20 Public enjoyment of historic asset. The reduced energy costs of the PV are a significant assistance to the ongoing ability to run the Lido and hence its enjoyment. The PV then are an enhancement in terms of sustainable historic enjoyment. Previous energy saving measures have included reducing the pool depth which has reduced energy consumption by the filtration pumps and costs as well.

Historic Assessment Summary

2.21 In summary, there has been careful assessment of the significances of the particular parts and generally of the historic asset.

2.22 There is no harm to the significant aspects of the building, and the PV on the roof are an enhancement to the '5th elevation' (roof):

- it is described as visually intrusive by the previous consent and the PV will improve the materiality and surface
- provide a symmetrical arrangement to the existing PV suiting the formal geometry of the existing building

2.23 The detailed fixings for the panels, cable and fall arrest are sensitive approaches to minimising harm to the materiality of the historic asset. It is noted it takes the best of the consented scheme (fixing of panels and cables into inner sides of parapets) and improves elsewhere (eg cabling from roof to roof).

2.24 Accompanying management procedures are welcomed as reducing impact on the historic asset inc removing unused cabling, undertaking maintenance at the same time, incorporation of project data into an on site O+M manual and use of a suitably experienced contractor.

2.25 It is noted that the adding of a sustainable energy source in the form of PV has 'significant weight' in its own right as an enhancement under the NPPF (Appendix D), as well as furthering the resilient sustainable enjoyment of the historic asset by reducing energy cost pressures. With little harm, if any, to the historic fabric and enhancement of the roof landscape, the proposal can be supported in historic terms.

3.0 In planning terms,

3.1 The Lido is grade 2 listed.

3.2 The Lido is adjacent to the Dartmouth Park Conservation Area and Mansfield Park Conservation Area and the trees are protected.

3.3 As described in the historic assessment above, the proposals are modest, do no harm to the historical asset and provide enhancements to the historic fabric.

3.4 There is a presumption in favour of development accordingly.

3.5 There is no change of use proposed for the premises.

3.6 The introduction of solar panels on the roof, behind the existing parapets match the existing solar panels that cover part of the roof already. This provides a better symmetry as well as an improvement to the setting and materials (ref consent under 2017/5886/P dated 20.12.17. See Appendix E)

3.7 Solar panels are an enhancement and enable a more sustainable form of energy for the site, which has 'significant weight' under the NPPF (Appendix D).

3.8 This is particularly positive for this use where there the pool is filtered all year round and in line with previous passive energy saving measures having already taken place eg of reducing the depth of the pool so reducing the amount of energy being consumed.

3.9 See also Appendix B_ Listing, Appendix C_Recent Planning and listed building consents, Appendix D_Planning policy (proposal in relation to NPPF and LB Camden Local Plan), Appendix E_Planning consent for existing photovoltaics, Appendix F_Sustainability (solar) strategy and details

4.0 Layout, use, size and scale

4.1 The layout, use, size and scale of the Lido are unchanged under this proposal.

4.2 The PV assembly is approx. 100mm high, with the mounting rails at approx. 50mm high and the PV approx. 40mm, so they will be below the parapet height.

4.3 Approx. Roof areas

Area location	Existing Roof Areas (sqm)
Flat roof 1	41.9
Flat roof 2	85
Flat roof 3	377.6
Flat roof 4	280.3
Flat roof 5	66.7
Flat roof 6	377.6
Flat roof 7	85
Flat roof 8	41.9
Flat roof 9	205.6
Total	**1561.6**

4.4 Approx. Areas for Existing and Proposed Solar Panels

Area location	Existing No. Solar Panels Area (sqm)	Existing Solar Panel Area (sqm)	Proposed No. Solar Panels (sqm)	Proposed Solar Panel Area (sqm)
Flat roof 1	0	0	0	0
Flat roof 2	0	0	25 **Total = 25**	41.7 **Total = 41.7**
Flat roof 3	0	0	32 + 6 + 6 + 64 **Total = 108**	53.7 + 9.9 + 9.8 + 106.4 **Total = 179.8**
Flat roof 4	0	0	27 + 48 + 8 + 8 **Total = 91**	44.9 + 13.2 + 80.4 + 13.2 **Total = 151.7**
Flat roof 5	0	0	4 + 3 + 4 **Total = 11**	6.6 + 4.9 + 6.6 **Total = 18.1**
Flat roof 6	64 + 16 **Total = 80**	106.4 + 26.6 **Total = 133**	64 + 16 + 6 + 6 + 16 **Total = 108**	106.4 + 26.6 + 9.8 + 9.9 + 26.6 **Total = 179.3**

Flat roof 7	0	0	25 **Total = 25**	41.7 **Total = 41.7**
Flat roof 8	0	0	0	0
Flat roof 9	0	0	0	0
Total	**80**	**133**	**368**	**612.3**

4.5 Approx. Area percentage of Solar Panel on Flat Roof

Area location	**Proposed Solar Panel Area (sqm)**	**Existing Roof Area (sqm)**	**Total %**
Flat roof 1	0	41.9	
Flat roof 2	41.7	85	
Flat roof 3	179.8	377.6	
Flat roof 4	151.7	280.3	
Flat roof 5	18.1	66.7	
Flat roof 6	179.3	377.6	
Flat roof 7	41.7	85	
Flat roof 8	0	41.9	
Flat roof 9	0	205.6	
Total	**612.3**	**1561.6**	**39.2%**

5.0 Appearance and landscape

5.1 The appearance is described in general and specific terms, in Section 2 above.
5.2 Only the roof is affected visually. The flat roof was described as visually intrusive in the previous consent for PV for those who overlook the Lido and the covering in solar panels was welcomed.
5.3 The proposed PV will also provide a symmetry to roofs reinforcing the original Lido form.
5.4 Any other landscape is otherwise unaffected by the proposal In planning terms (rather than listed building terms), the changes in appearance are non-material.
5.5 Specifically, the proposed PVs will be laid horizontally in the same orientation as the existing. They are also a similar size (existing: the Sapphire Solar 270W panel is 1640x992x35mm and the proposed: Sunpower Maxeon 3 is 1690x1046x40mm)
5.6 Both are of similar materials made of glass with silver frame (below):

Photo of existing photovoltaics on Lido roof

Photo of proposed photovoltaics

6.0 Access

6.1 Access for users of the pool and public is unaffected by the proposal.
6.2 There is no public means of access to the flat roofs for safety reasons and this will remain unchanged
6.3 Access for roof maintenance is to be proposed by temporary means from the outside to minimize damage to the inside of the property and from access through the property (eg cherry picker/scaffold).
6.4 An eye and cable fall arrest system is proposed for safe working. See item 2.17 above and Appendix G.

7.0Summary and Conclusion

7.1 There is no harm to the historic asset. See section 2.

7.2 The proposed panels do not cause harm as they will not be visually intrusive to the enclosure of the pool and are on roofs which are negatively impactful.

7.3 The panels have been carefully considered and present an opportunity for enhancement by:

- providing an improvement to the current, visually negative contribution of the existing roofs
- providing symmetry with the existing PV
- providing a sustainable renewal of the services by the supply of low carbon, emission energy source
- the energy source is also low cost contributing to the economic sustainability and providing resilience for the continued enjoyment of the historic asset

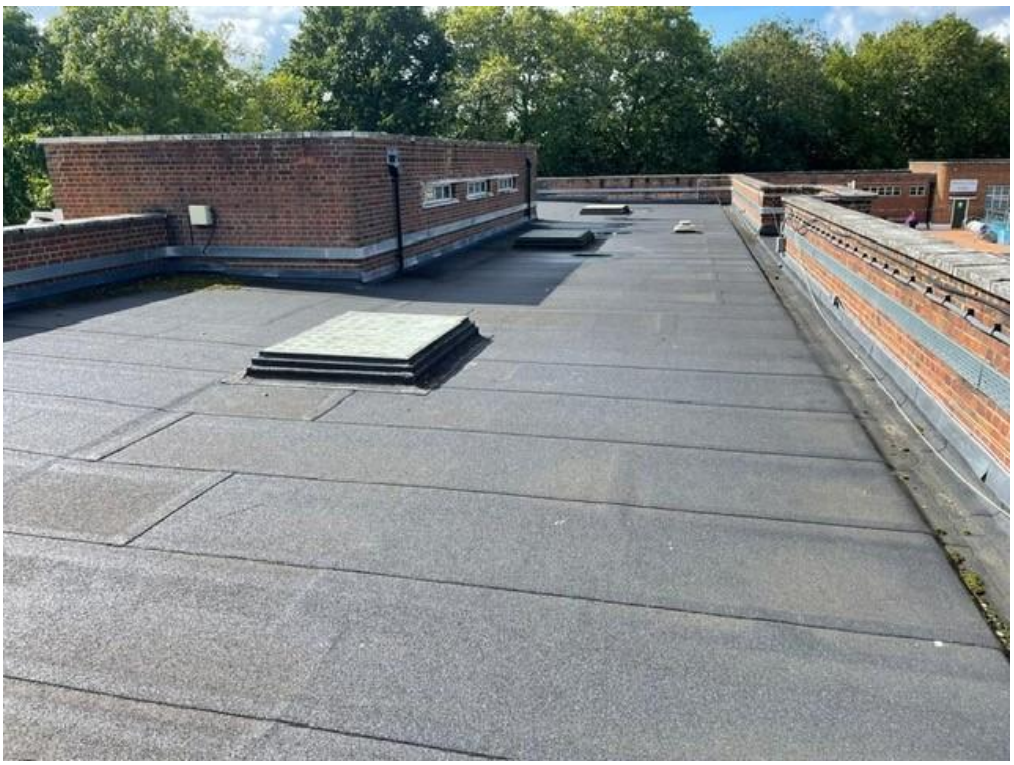
Accordingly, this modest proposal should be supported.

APPENDIX A

Photos

Existing Photovoltaics over the female changing rooms showing PV on spreader channels, cables hidden against parapet and PV avoiding existing roof penetrations

Existing Photovoltaics over the female changing rooms



Existing roof over central, entrance area

Existing roof over the male changing rooms

80-82 CHISWICK HIGH ROAD, LONDON. W4 1SY | T 020 7993 6573

E paulv@paulvick.co.uk

APPENDIX B

Listing

https://historicengland.org.uk/listing/the-list/list-entry/1113025?section=official-list-entry

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1113025

Date first listed:

11-Jan-1999

List Entry Name:

PARLIAMENT HILL FIELDS LIDO

Statutory Address 1:

PARLIAMENT HILL FIELDS LIDO, GORDON HOUSE ROAD

Details

CAMDEN

TQ2885NW GORDON HOUSE ROAD 798-1/30/1866 (North West side) Parliament Hill Fields Lido

II

Open air swimming baths. 1937-8. By Harry Arnold Rowbotham. For the London County Council Parks Department. Patterned stock brick, flat roofs concealed behind parapets. Rectangular plan, with entrance to south flanked by changing rooms, filtration plant to east and offices to west, all in a single-storey U-shaped building. This form continued as walls shielding sun-bathing terraces to north, set either side of single-storey cafe with curved moderne-style front. In the centre is the pool, 60m by 27m, with fountains or aerators to either side. All buildings with small metal windows, except for the cafe which has large glazed panels with horizontal metal glazing bars continued across double doors at centre. HISTORICAL NOTE: included as the most sophisticated of the thirteen lidos constructed by the LCC between 1909 and 1939. No other British city attempted so comprehensive a programme, and Parliament Hill Fields is considered the best representative example of the rectangular pools enclosed by high walls found in urban locations. (The Twentieth Century Society: Farewell My Lido: London: -1990).

APPENDIX C

Planning History

Application number	**Site address**	**Development description**	**Status**	**Date registered**	**Decision**
2017/6976/l	Parliament hill lido gordon house road london nw5 1na	Installation of roof-mounted solar panels onto the existing metal roof of parliament hill lido building	Final decision	19-12-2017	Granted
2017/5886/p	Parliament hill lido gordon house road london nw5 1na	Installation of roof-mounted solar panels onto the existing metal roof of parliament hill lido building	Final decision	23-10-2017	Granted
2010/3096/l	The lido parliament hill fields hampstead heath london nw5	Submission of details of roof material pursuant to condition 6(f) and details on non like for like repairs pursuant to condition 9 of planning permission granted 04/12/2003 (ref lex0300188) for the repair, upgrading and alterations to the existing lido open air swimming pool complex.	Final decision	17-06-2010	Granted
pex0300187	The lido, parliament hill fields, hampstead heath, london nw5 1qr	Repairs, upgrading and alterations to the existing lido open air swimming pool complex.	Final decision	17-03-2003	Granted
lex0300188	The lido parliament hill fields hampstead heath london nw5	Repairs, upgrading and alterations to the existing lido open air swimming pool complex.	Final decision	17-03-2003	Granted

https://planningrecords.camden.gov.uk/NECSWS/PlanningExplorer/Generic/StdResults.aspx?PT=Planning%20Applications%20On-Line&SC=Development%20Description%20contains%20LIDO%20and%20Site%20Address%20contains%20NW5&FT=Planning%20Application%20Search%20Results&XMLSIDE=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml&XSLTemplate=/NECSWS/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLResults.xslt&PS=10&XMLLoc=/NECSWS/PlanningExplorer/Generic/XMLtemp/x0kt1yqxubbt53tle0iemo0v/33511160-b85c-4d59-8c4d-9327f5e6db2b.xml

APPENDIX D

Policies

NPPF, Dec 2023

https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf

Notes in italics

14.Meeting the challenge of climate change, flooding and coastal change
157. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

The proposal for more solar panels on the roof is fundamentally contributes to a low carbon future.

Planning for climate change
158. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

The proposal for more solar panels on the roof is a proactive approach to dealing with base causes to climate change.

159. New development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

b) The proposal replaces fossil fuel energy with solar energy, faces south and improves the symmetry of the roof solar panels that are already on the site.

160. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for colocating potential heat customers and suppliers.

The roof area is a suitable area for solar panels. The panels do not harm the historic significance, are an enhancement to an existing detrimental flat roof, are close to the resource it is supplying energy reducing loss on transmission as well as being part of a renewal of identity.

161. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

162. In determining planning applications, local planning authorities should expect new development to:

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

a) The solar panels are a self-sufficient form of decentralised energy supply
b) Carefully take account of the s facing building orientation and creating symmetry of the roof form with the existing solar panels.

163. When determining planning applications for renewable and low carbon development, local planning authorities should:

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions;

b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas; and

c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site, and approve the proposal if its impacts are or can be made acceptable.

a) While there is no need to demonstrate the need for renewables, Appendix E provides further details on the proposed scheme.

164. In determining planning applications, local planning **authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements** to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.

Bold added

16.Conserving and enhancing the historic environment

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

The asset is grade 2 listed and its significances understood and the proposal assessed in the Sections above

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

See FN_002 Historic Report and assessment above. The proposal does no harm to the significance of the building and is an enhancement by covering the flat roof that is described as detrimental historically.

197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

199. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

See FN_002 Historic Report and Assessment in the section above.

203. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
The proposal is for solar panels that do no harm to the significance of the historic building and by covering the flat roofs which are described as detrimental and providing symmetry the proposal is an enhancement in historic terms.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

There is no harm to the historic asset.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Bold added

209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

213. **Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.** Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

In this case, the flat roofs are detrimental, and will be covered by solar panels.

214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The proposal will assist in the longevity and sustainability of the Lido by reducing energy bills as well as an enhancement of its roof by covering the detrimental flat roofs and giving symmetry to the roof in respect of the existing solar panels.

Camden Local Plan, Jan 2024

https://www.camden.gov.uk/documents/20142/4820180/Draft+New+Camden+Local+Plan+2024+v1.pdf/415cc7da-c24a-8237-ddc2-5c72045af9d2?t=1706548115256

Policy CC1 - Responding to the climate emergency

A.

The Council will prioritise the provision of measures to mitigate and adapt to climate change and require all development in Camden to respond to the climate emergency by:

i. Supporting the retrofitting of existing buildings to make them more energy efficient and reduce the energy needed to occupy the building;

ii. Prioritising and enabling the repurposing and re-use of existing buildings over demolition;

iii. Following circular economy principles, minimising waste and increasing re-use;

iv. Reducing whole life carbon emissions, by taking a whole life carbon approach, considering both embodied carbon and operational carbon;

v. Being designed and constructed to be net zero carbon in operation;

vi. Utilising low carbon technologies and maximising opportunities for renewable energy generation, and heat networks;

vii. Being designed to be resilient to climate change and meet the highest standards of sustainable design and construction;

viii.Minimising the risk of overheating through design and avoiding reliance on air conditioning;

ix. Improving water efficiency;

x. Minimising and avoiding the risk of flooding from all sources, and incorporating multifunctional Sustainable Urban Drainage Systems (SuDS) to reduce surface water run-off;

xi. Protecting and enhancing existing green spaces and water sources, enhancing biodiversity, strengthening nature recovery and providing multi-functional green infrastructure; and xii. Prioritising sustainable transport.

The addition of solar panels will provide a low emissions energy source to the Lido.

Policy CC2 - Repurposing, Refurbishment and Re-use of Existing Buildings

A. The Council will seek to ensure that the repurposing, refurbishment and re-use of existing building/s is prioritised over demolition.

B. Where sites include existing building/s, applicants will be required to undertake a condition and feasibility assessment, to understand the re-use potential of the existing buildings and explore the best use of the site. This should be undertaken at the earliest opportunity, as part of the design process.

C. Taking into account the findings of the condition and feasibility assessment, applicants will be required to demonstrate that alternative development options (such as refit, re-use, refurbish, substantial refurbishment and extension) have been fully explored.

D. Applicants should discuss the findings of the condition and feasibility assessment and the assessment of alternative development options (as set out in criteria B and C above) with the Council, at the earliest opportunity, before progressing the design of any scheme.

E. The Council will only permit proposals that involve the partial or substantial demolition of existing building/s, where it can be demonstrated to the Council's satisfaction that:

i. The applicant has comprehensively explored a range of alternative development options, informed by the condition and feasibility assessment, prior to considering full or partial demolition.

ii. The proposal constitutes the best use of the site, when considered against alternative options involving the retention, repurposing, refurbishment and/or re-use of the existing building/s.

The solar panels are on an existing building and contribute to its sustainability through a providing low carbon energy source and lower running costs.

Policy D1 – Achieving Design Excellence

A. All development in Camden must achieve excellence in the architecture and design of buildings and places to respond to the climate change emergency, improve the health and well-being of our communities and celebrate Camden's diversity of people and place.

The solar panels carefully respect the significance of the historic asset and provide a low carbon energy source and lower running costs. The panels have been trialed on the roof of the female changing rooms as a previous consent.

B. The Council will require that development:

Character and Context

i. responds positively and sensitively to local context and character through layout, orientation, scale, height, bulk massing, proportion, appearance and the use of high quality, durable and sustainable materials;
ii. seeks to create character where none exists;
iii. preserves or enhances the historic environment and heritage assets in accordance with Policy D5 Heritage;
iv. responds to local views and preserves protected views;

See below on listed buildings

Built Form

v. is sustainable in design and construction, incorporating best practice in resource efficiency, energy reduction and climate resilience measures, in accordance with Policies CC1 – CC12 in the Climate Change chapter;
vi. is functional, and designed to take into account the proposed use and needs of the expected occupants of the building, and other users of the space;
vii. is designed to be flexible and adaptable to meet the needs of future users and occupiers; viii.meets the highest practicable standards of accessible and inclusive design so it can be used safely, easily and with dignity by all;
viii. ix. promotes health and well-being in accordance with Policy SC1;
x.is safe and secure, and designed to minimise crime and antisocial behaviour in accordance with Policy

Solar panels will create greater energy efficiency for the Lido.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

See below

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

There is no negative impact on the adjacent Conservation Areas. The solar panels are an enhancement to the 'fifth elevation' (the roof) which is overlooked from adjacent flats and possibly distantly from Parliament Hill. The solar panels cover the detrimental flat roof and provide symmetry to the existing solar panels which are enhancements.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

There is no negative impact on the special interest of the Listed building. The solar panels are an enhancement to the 'fifth elevation' (the roof) which is overlooked from adjacent flats and possibly distantly from Parliament Hill. The solar panels cover the detrimental flat roof and provide symmetry to the existing solar panels which are enhancements. See FN_002 Historic Report and the Section on Assessment above.

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;

b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;

c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and

d. require mitigation measures where necessary.

The factors we will consider include:

e. visual privacy, outlook;

f. sunlight, daylight and overshadowing;

g. artificial lighting levels;

h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;

i. impacts of the construction phase, including the use of Construction Management Plans;

j. noise and vibration levels;

k. odour, fumes and dust;

l. microclimate;

m. contaminated land; and

n. impact upon water and wastewater infrastructure

There is no impact on the above apart from visual impact on neighbours on higher floors. This impact is an enhancement as the solar panels cover the detrimental flat roofs and provide symmetry to the existing solar panels.

Policy A2 Open space

The Council will protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure.

Protection of open spaces

In order to protect the Council's open spaces, we will:

a. protect all designated public and private open spaces as shown on the Policies Map and in the accompanying schedule unless equivalent or better provision of open space in terms of quality and quantity is provided within the local catchment area;

b. safeguard open space on housing estates while allowing flexibility for the re-configuration of land uses. When assessing development proposals we will take the following into account:

i. the effect of the proposed scheme on the size, siting and form of existing open space and the functions it performs;

ii. whether the open space is replaced by equivalent or better provision in terms of quantity and quality; and

iii. whether the public value of retaining the open space is outweighed by the benefits of the development for existing estate residents and the wider community, such as improvements to the quality and access of the open space.

c. resist development which would be detrimental to the setting of designated open spaces;

d. exceptionally, and where it meets a demonstrable need, support smallscale development which is associated with the use of the land as open space and contributes to its use and enjoyment by the public; e. protect non-designated spaces with nature conservation, townscape and amenity value, including gardens, where possible;

f. conserve and enhance the heritage value of designated open spaces and other elements of open space which make a significant contribution to the character and appearance of conservation areas or to the setting

of heritage assets; g. give strong protection to maintaining the openness and character of Metropolitan Open Land (MOL);

h. promote and encourage greater community participation in the management of open space and support communities seeking the designation of Local Green Spaces through the neighbourhood planning process;

i. consider development for alternative sports and recreation provision, where the needs outweigh the loss and where this is supported by an up-to-date needs assessment;

j. preserve and enhance Hampstead Heath through working with partners and by taking into account the impact on the Heath when considering relevant planning applications, including any impacts on views to and from the Heath; and

k. work with partners to preserve and enhance the Regent's Canal, including its setting, and balance the differing demands on the Canal and its towpath.

There is no negative impact on the Metropolitan Open Land or enclosed space of the Lido. The solar panels are an enhancement to the 'fifth elevation' (the roof) which is overlooked from adjacent flats and possibly distantly from Parliament Hill. The solar panels cover the detrimental flat roof and provide symmetry to the existing solar panels which are enhancements.

New and enhanced open space

To secure new and enhanced open space and ensure that development does not put unacceptable pressure on the Borough's network of open spaces, the Council will:

l. seek developer contributions for open space enhancements using Section 106 agreements and the Community Infrastructure Levy (CIL). The Council will secure planning obligations to address the additional impact of proposed schemes on public open space taking into account the scale of the proposal, the number of future occupants and the land uses involved;

m. apply a standard of 9 sqm per occupant for residential schemes and 0.74 sqm for commercial and higher education developments while taking into account any funding for open spaces through the Community Infrastructure Levy;

n. give priority to securing new public open space on-site, with provision off-site near to the development only considered acceptable where provision on-site is not achievable. If there is no realistic means of direct provision, the Council may accept a financial contribution in lieu of provision;

o. ensure developments seek opportunities for providing private amenity space;

p. give priority to play facilities and the provision of amenity space which meet residents' needs where a development creates a need for different types of open space;

q. seek opportunities to enhance links between open spaces recognising the multiple benefits this may bring;

r. tackle deficiencies to open space through enhancement measures; and

s. seek temporary provision of open space where opportunities arise.

There is no negative impact on the Metropolitan Open Land or enclosed space of the Lido. The solar panels are an enhancement to the 'fifth elevation' (the roof) which is overlooked from adjacent flats and possibly distantly from Parliament Hill. The solar panels cover the detrimental flat roof and provide symmetry to the existing solar panels which are enhancements.

Appendix E – Planning consent for existing solar panels

Camden

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

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

Mr Marcus Odunlami
City of London Corporation
City of London
PO BOX 270 Guildhall
London EC2P 2EJ

Application Ref: **2017/5886/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

20 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Parliament Hill Lido
Gordon House Road
London
NW5 1NA

Proposal:
Installation of roof-mounted solar panels onto the existing metal roof of Parliament Hill Lido Building

Drawing Nos: Site Location Plan; Elevations as Existing Aug 2017; Roof Plan as existing Aug 2017; Elevation E (close) As Proposed Sept 207; Elevation B (close) As proposed Sept 2017; Elevation D (close) as proposed Sept 2017; Elevations As Proposed Aug 2017; Elevation A (close) As proposed Sept 2017; Roof Plan As proposed Aug 2017; 3-C-40199-1; 3-C-40199-2; Proposed Penetrations Oct 2017; Sustainability and Future Maintenance Statement; Panel Datasheet CSUN250-60P

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 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plansElevations as Existing Aug 2017; Roof Plan as existing Aug 2017; Elevation E (close) As Proposed Sept 207; Elevation B (close) As proposed Sept 2017; Elevation D (close) as proposed Sept 2017; Elevations As Proposed Aug 2017; Elevation A (close) As proposed Sept 2017; Roof Plan As proposed Aug 2017; 3-C-40199-1; 3-C-40199-2; Proposed Penetrations Oct 2017; Sustainability and Future Maintenance Statement; Panel Datasheet CSUN250-60P.

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

Informative(s):

1 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).

2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reason for granting permission-
This application seeks to install Solar PV panels to the roof of the existing metal eastern roof of the lido building. The planned location for the panels is part of two wings on the eastern part of the roof closest to the mansion blocks in Lissenden Gardens. This location has been chosen as the roof covering was renewed here comparatively recently and is therefore in better condition structural condition and

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E paulv@paulvick.co.uk

higher performing than elsewhere, and also because there is more solar exposure in this area. It is considered that the chosen section of the building is less visible from the main parts of the Heath.

In the case of Parliament Hill Lido, the roof is visible from the surrounding area due to the low-lying nature of the building and the rise in land levels to the north and west of Parliament Hill and the Heath beyond. The installation will also be visible from the upper floors of the mansion blocks in Lissenden Gardens. However, it should be noted that the large expanse of the modern flat roof of the Lido (albeit it a listed building) is already a visual intrusion on the Metropolitan Open Land. Adding solar panels to the existing roof surface will therefore not detract from views of the building from the surrounding area. It is also considered that due to the lie of the land, a true visual of the extent of the solar PV panels would not be appreciated from the Heath.

There is a parapet surrounding the flat roof of the built enclosure of swimming pool, which will help to screen views of the PV panels from the immediate surrounding ground level. The panels will be installed on mounting rails fixed to (via clamps) and resting on the newly installed flat roof, at a shallow pitch angled towards the midday sun. The upper surface of the panels will be 30mm above the parapet wall, but recessed by a sufficient distance so that they will not be noticeable in short to middle views.

It will be necessary to route all electrical conduits through the existing roof structure and laterally across sections of the building to the existing plant room. The plant room is situated in the eastern range of the Lido, close to the proposed siting of the panels. This will allow shorter service routes. Since the construction of the building is robust and the interiors are utilitarian in both the plant room and women's changing rooms in the south-eastern section of the building, it is considered acceptable in this instance to install conduits on the undersides of the ceilings. This area already has a number of exposed service runs and it is considered this proposal would not cause visual harm to the special interest of the listed building.

The submitted documents state that the PV system will have no mechanical moving parts, and that the system is expected to require minimal routine maintenance. Due to the low-rise and flat-roofed nature of the existing building (which can be accessed via cherry pickers using harnesses), it is considered that access for maintenance will not pose any issues which could harm historic fabric or harm the special interest of the listed building in any way.

Sustainability is high on both the City's and Camden's agendas, and the application site offers a large south-facing roof area maximising solar energy collection in the warmer months of the year.

It is considered that the proposed PV panels will have a limited adverse impact, both visually and in terms of historic fabric on the existing building. It is therefore considered that there is to be a low level of less than substantial harm caused to the grade II listed lido as a designated heritage asset, and a minor visual impact on Metropolitan Open Land. There is a still lesser impact on the setting of the neighbouring Dartmouth Park Conservation Area, mainly affecting the outlook from

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E paulv@paulvick.co.uk

the mansions overlooking Lissenden Gardens.

4 Furthermore, there is considered to be a notable public benefit arising from the proposals, which is seen to outweigh the identified harm to the affected designated heritage assets.

One comment was and one letter of support were received on the application from neighbouring properties, and alongside the planning history of the site was taken into account when coming into this decision. Special regard has been paid to the desirability of preserving or enhancing the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the character or appearance of the Bloomsbury Conservation Area under s.66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, the proposed development is in general accordance with policies CC1, CC2, C2, C3, D1, D2, A1, and A2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the NPPF 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities

80-82 CHISWICK HIGH ROAD, LONDON. W4 1SY | T 020 7993 6573

E paulv@paulvick.co.uk

Appendix F – Sustainability (solar) strategy and details

1. The new photovoltaics (PV) will be used to supply the entire site (less the concessioned Café which has its own electricity meter) electricity demand. However, the main electricity consumer on the site is the sand filter pumps of which there are three running 24hrs a day, 365 days a year to make sure that the water is constantly crystal clean and so by default the new PV will mainly supply these. Once the new PV is installed its output will be monitored for a year to confirm that there is never any export of electricity out of the building and into the national grid.

2.When the contractors are installing the PV they will investigate and note all the details of these three filter pumps and, in liaison with the Lido management, will explore the market to see if alternative lower energy consuming pumps are available. If so, a second project will be instigated to replace the pumps with these new ones, ideally with an appropriate Variable Speed Drive controls utilising down-stream water turbidity sensors, to lower the speed of the pumps to reduce their energy consumption whilst retaining the water cleanliness during periods of lower swimming demand (Autumn, Winter and early Spring).

3.These new pumps running at slower speeds will lower the sites overall electricity demand. If the combined PV ever generates more electricity than the site is consuming, then a further project will be instigated to pre-heat the DHW (hot water) used for the male/female showers to reduce the amount of gas burnt in their existing calorifiers. This is likely to need a separate, electric only pre-calorifier as the existing gas fire calorifiers are not capable of having an electric immersion heater installed and would be a separate project.

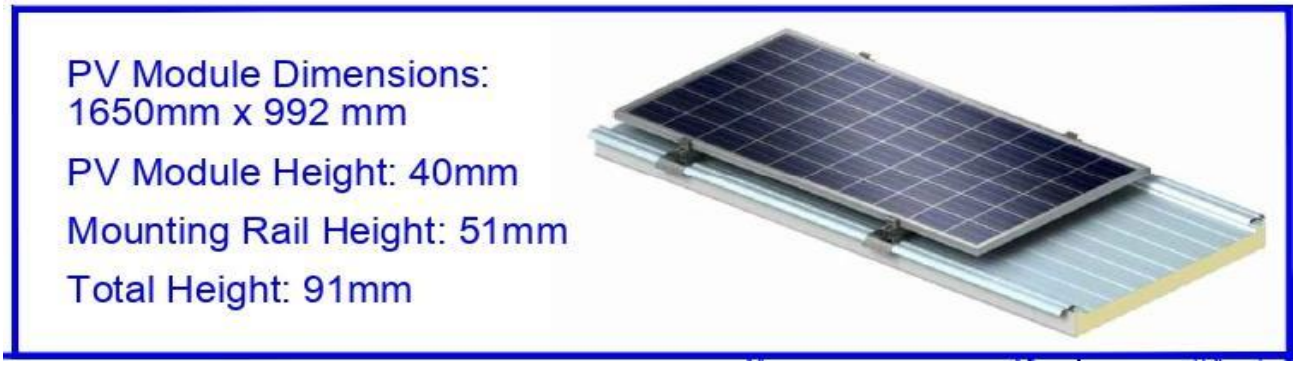
4.The original PV project, and potential later projects, are designed to reduce energy from the grid (electricity and gas) to reduce reliance on the grid, reduce the site Scope 1 & 2 emissions and to prove that new technology can be accommodated into listed Buildings.

5. Based on the City of London Climate Action Strategy (CAS), the new PV should generate 34,300kWh per year, reducing the need for grid supplied energy and so reducing the sites Scope 2 emissions by 4.7t$CO2_e$/yr and providing a payback of 12.5 years.

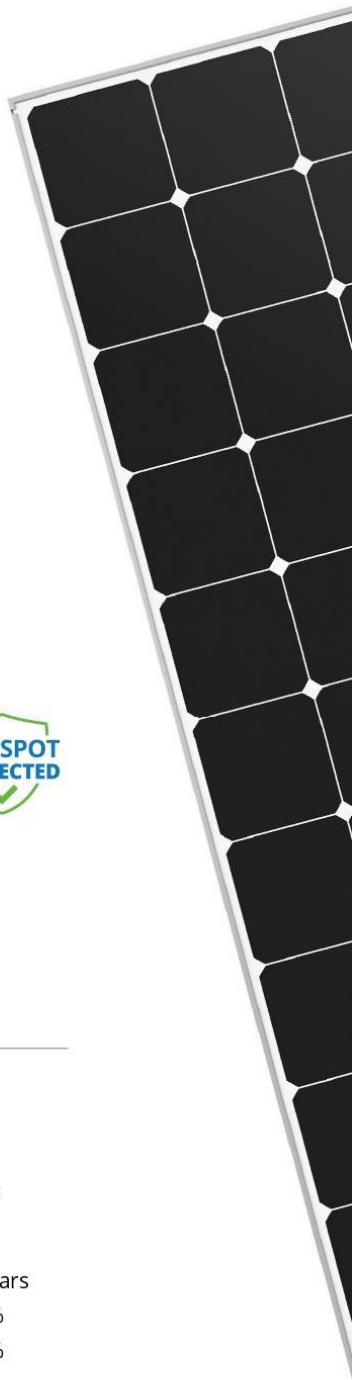
6. The proposed PV panels come with a 40 year warranty and the invertors will likely need replacing every 15 years. The attached data sheet shows the details of the proposed panels with the following link showing the Cradle-to-Cradle certification.

8. The solar panel type is:

Maxeon M-Series Solar Panel - Cradle to Cradle Products Innovation Institute (c2ccertified.org)



SUNPOWER | FROM MAXEON SOLAR TECHNOLOGIES



MAXEON 3 SOLAR PANEL

380–400 W | Up to 22.6% Efficient

Ideal for commercial applications

White backsheet, silver frame

More Lifetime Energy

Designed to maximise energy generation through leading efficiency, enhanced performance in high temperatures, and higher energy conversion in low-light conditions like mornings, evenings and cloudy days.

Uncompromising Durability

Engineered to power through all types of weather conditions with crack-resistant cells and reinforced connections that protect against fatigue and corrosion, to an electrical architecture that mitigates the impact of shade and prevents hot-spot formation.

HOT-SPOT PROTECTED

Superior Sustainability

Clean ingredients, responsible manufacturing, and lasting energy production for 40 years make SunPower Maxeon panels the most sustainable choice in solar.

SUNPOWER 40 YEAR WARRANTY Power | Product | Service

The Industry's Longest Warranty

SunPower Maxeon panels are covered by a 40-year warranty[1] backed by extensive third-party testing and field data from more than 33 million panels deployed worldwide.

Product and power coverage	40 Years
Year 1 minimum warranted output	98.0%
Maximum annual degradation	0.25%

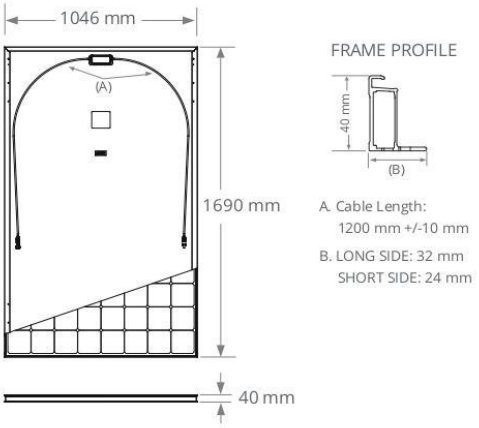
Learn more about the SPR-MAX3-XXX-COM
sunpower.maxeon.com

MAXEON 3 POWER: 380–400 W | EFFICIENCY: Up to 22.6%

Electrical Data			
	SPR-MAX3-400-COM	SPR-MAX3-390-COM	SPR-MAX3-380-COM
Nominal Power (Pnom) [2]	400 W	390 W	380 W
Power Tolerance	+5/0%	+5/0%	+5/0%
Panel Efficiency	22.6%	22.1%	21.5%
Rated Voltage (Vmpp)	66.0 V	64.5 V	63.1 V
Rated Current (Impp)	6.07 A	6.05 A	6.02 A
Open-Circuit Voltage (Voc)	75.4 V	75.3 V	75.2 V
Short-Circuit Current (Isc)	6.57 A	6.55 A	6.54 A
Max. System Voltage	1000 V IEC		
Maximum Series Fuse	20 A		
Power Temp Coef.	−0.27% / °C		
Voltage Temp Coef.	−0.236% / °C		
Current Temp Coef.	0.058% / °C		

Operating Condition And Mechanical Data	
Temperature	−40°C to +85°C
Impact Resistance	25 mm diameter hail at 23 m/s
Solar Cells	104 Monocrystalline Maxeon Gen 3
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-68, Stäubli (MC4), 3 bypass diodes
Weight	19 kg
Max. Load [6]	Wind: 2400 Pa, 244 kg/m² front & back Snow: 5400 Pa, 550 kg/m² front
Frame	Class 2 silver anodized

Warranties, Certifications and Compliance	
Standard Tests [3]	IEC 61215, IEC 61730
Quality Management Certs	ISO 9001:2015, ISO 14001:2015
Ammonia Test	IEC 62716
Desert Test	IEC 60068-2-68, MIL-STD-810G
Salt Spray Test	IEC 61701 (maximum severity)
PID Test	1000 V: IEC 62804
Available Listings	TUV
IFLI Declare Label	First solar panel labeled for ingredient transparency and LBC-compliance. [4]
Cradle to Cradle Certified™ Bronze	First solar panel line certified for material health, water stewardship, material reutilization, renewable energy & carbon management, and social fairness. [5]
Green Building Certification Contribution	Panels can contribute additional points toward LEED and BREEAM certifications.
EHS Compliance	RoHS, OHSAS 18001:2007, Recycle Scheme, REACH SVHC-163



LEAD FREE RoHS COMPLIANT

Declare.

CERTIFIED cradle to cradle BRONZE

Please read the safety and installation instructions.
Visit www.sunpower.maxeon.com/int/PVInstallGuideIEC.
Paper version can be requested through
techsupport.ROW@maxeon.com.

1 40-year warranty is not available in all countries or all installations and requires registration, otherwise our 25-year warranty applies. Service availability varies by country and installation provider.
2 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration Standard: SOMS current, LACCS FF and Voltage.
3 Class C fire rating per IEC 61730.
4 Maxeon DC panels first received the International Living Future Institute Declare Label in 2016.
5 Maxeon DC panels are Cradle to Cradle Cradle Certified™ Bronze Bronze - www.c2ccertified.org/products/scorecard/e-series_xseries_solar_panels_-_sunpower_corporation. Cradle to Cradle Certified™ is a certification mark licensed by the Cradle to Cradle Products Innovation Institute.
6 Safety factor 1.5 included.

SUNPOWER
FROM MAXEON SOLAR TECHNOLOGIES

Made in Philippines (Cells)
Assembled in Mexico (Module)
Specifications included in this datasheet are subject to change without notice.

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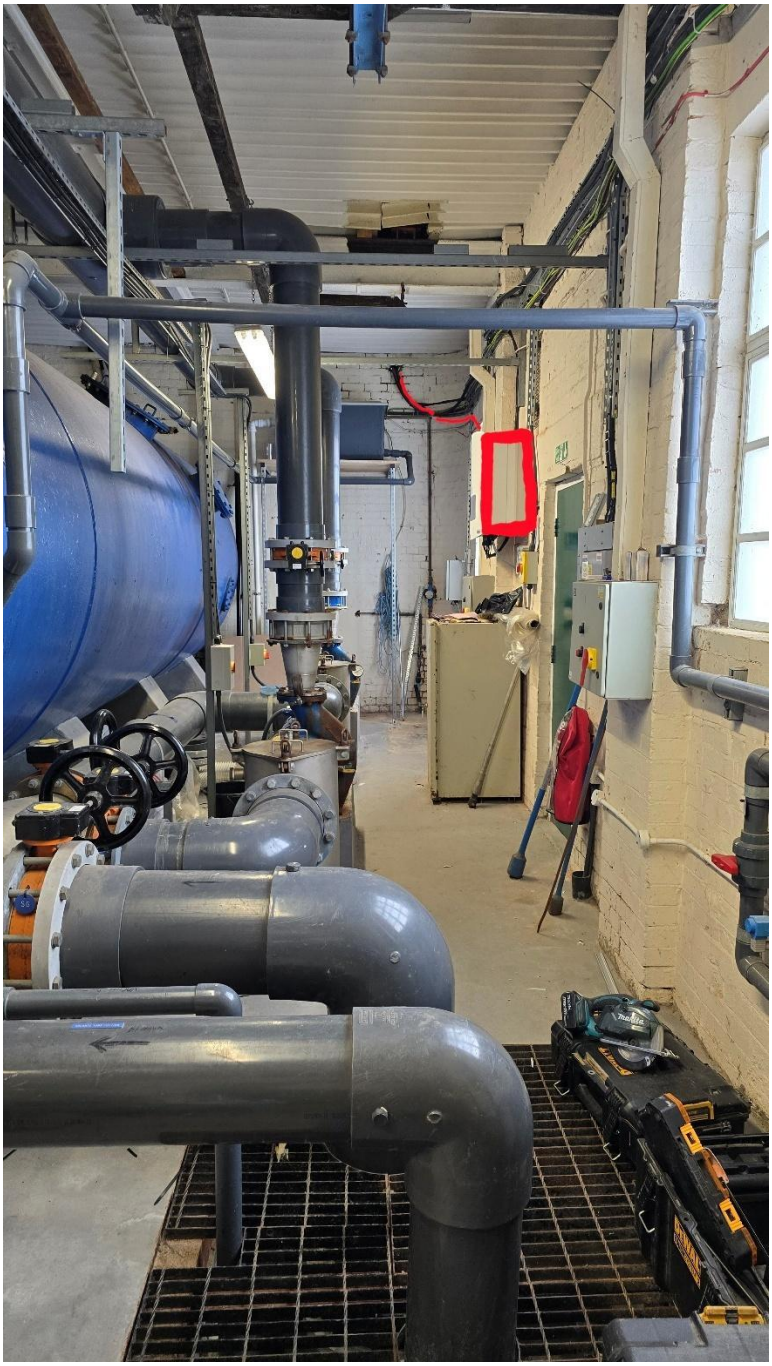
Appendix G – Indicative fall arrest system

Image. https://a2msafety.co.uk/rooftop-lifeline-system/

80-82 CHISWICK HIGH ROAD, LONDON. W4 1SY | T 020 7993 6573

E paulv@paulvick.co.uk

Appendix H – Proposed location of control panel in the plant room



New Control Panel will be wall-mounted in the plant room in a proprietary metal casing and be approx 600H x 450w x 300d mm

80-82 CHISWICK HIGH ROAD, LONDON. W4 1SY | T 020 7993 6573

E paulv@paulvick.co.uk

Appendix J - Selected Bibliography

(see also Bibliography to other reports for further references)

Design and access statements. How to write, read and use them, CABE, 2007.
http://webarchive.nationalarchives.gov.uk/20110118095356/http:/www.cabe.org.uk/files/design-and-access-statements.pdf

LBCamden Conservation Areas

https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=%2FMapProjects%2FCamdenConservation

LB Camden Local Plan
From LB of Camden website https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/

National Planning Policy framework (NPPF)
http://planningguidance.communities.gov.uk/

HEAG 279 Statements of Heritage Significance, Historic England

END