

Delegated Report		Analysis sheet		Expiry Date:		11/10/2013	
		N/A / attached		Consultation Expiry Date:		19/09/2013	
Officer				Application Number(s)			
Fergus Freeney				2013/5220/P			
Application Address				Drawing Numbers			
38 Aberdare Gardens London NW6 3QA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 16 x solar panels at roof level of existing house (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 23/08/2013 – 13/09/2013 Press notice: 29/08/2013 – 19/09/2013					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC – No comment					

Site Description

The site is located on the south side of Aberdare Gardens. It comprises semi detached 3 storey property. The site is not listed, but is within the South Hampstead Conservation Area.

Relevant History

2013/2662/P - Alterations to single storey rear extension to include the bricking up of 2x windows on eastern elevation and installation of glazed doors to western elevation, and installation of rooflight to main roof of existing dwelling (Class C3). *Approved 18/06/2013*

2009/3379/P - Erection of ground floor rear extension with installation of a roof light to single dwelling house (Class C3). *Approved 28/09/2009*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

Hampstead Conservation Area Statement

NPPF

Assessment

Proposal:

Permission is sought for the installation of 16x solar panels on the roof.

Assessment:

The proposal is considered to be acceptable. The solar panels would be set on the slope of the roof to behind the main ridge and would not be visible from the street, they would also be set well back from the rear line of the building and would therefore not be overly visible from the rear gardens/elevations of neighbouring or opposite properties.

Although the panels would be raised slightly (to a maximum height of 200mm) this is not considered to impact on their visibility.

There would be no impact on the amenity of neighbours as the panels would be on the flat main roof and set well back from the building line.

Recommendation: Grant Planning Permission.