

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/11/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		04/11/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/4396/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16 Daleham Gardens London NW3 5DA				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of 54 solar panels to dwelling house (class C3).							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	14	No. of responses	01	No. of objections	01
				No. electronic	01		
<b>Summary of consultation responses:</b>		<p>Press notice published from 13/0/92012 to 04/10/2012. Site notice displayed from 19/09/2012 to 10/1/02012.</p> <p>1 objection based on the following grounds: <i>"the panels are visible from the public realm and would have a detrimental impact on the character and appearance of the conservation area."</i></p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p>Fitzjohns/Netherhall CAAC: No response.</p> <p>The Heath &amp; Hampstead Society: Objects to the excessive number of panels and their ill-considered and damaging layout.</p>					

## Site Description

The application site is located on the eastern side of Daleham Gardens. It is a substantial detached dwellinghouse with 4 levels of accommodation. The building is finished in brick and has a large rear garden. It is identified as making a positive contribution to the character and appearance of the Fitzjohns/Netherhall Conservation Area in which it is located.

## Relevant History

**April 2011** Planning permission was granted for additions and alterations to include erection of two storey side extension to replace existing single storey garage, partial excavation of existing basement level, erection of single storey rear extension and terrace with associated partial excavation works at lower ground garden level, erection of new front boundary wall, alterations to the front, rear and side elevations including installation of new windows, Juliet balconies at first floor level to the rear and replacement roof to match existing at dwelling house, ref. 2011/0892/P.

**December 2011** Planning permission was granted for excavation of basement, enlargement of lower ground floor including creation of front lightwells and single storey rear extension with ground floor level terrace with stairs to rear garden, replacement of existing garage with side extension at lower ground/ground floor level and alterations to chimneys in connection with the existing single-family dwellinghouse, ref 2011/5179/P

## Relevant policies

### **NPPF**

#### **The London Plan**

#### **LDF Core Strategy and Development Policies**

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

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**

#### **Fitzjohn/Netherhall Conservation Area Statement**

## **Assessment**

### **Proposal**

Planning permission is sought for the installation of 54 solar panels on the roof of the property. 3 of the panels would be located on the side south elevation roof slope; 9 panels would be located on the side slope of the front gable; and the remaining on the rear roof. The panels would be 0.8m by 1.24m and would be almost flush with the roof, projecting a maximum of 45mm from the roofslope.

*Officer note:*

It is noted that the proposal may comply with the criteria for “permitted development” (subject to demonstration of compliance with the conditions attached to the permitted development rights) and the applicants have been advised to submit a lawful development certificate, however the applicant has asked for this application to be determined. The proposal has therefore been considered against the Council’s LDF policies.

### **Considerations**

#### **1. Sustainability**

Camden’s Local Development Framework encourages the development of renewable energy and commits the council to reduce the borough’s carbon dioxide emissions. In this regard, the proposal is welcome. However, Camden Planning Guidance advises that solar panels should be sited as to minimise their visual impact, especially within conservation areas. Therefore, although the use of renewable energy such as through the use of solar panels is encouraged by the Council, it is vital to ensure that a balance is maintained between sustainability and the visual impact of such developments.

#### **2. Appearance and visual impact upon the conservation area**

The choice of panels proposed, which are almost flush with the roof, is considered acceptable given that they do not significantly alter the shape of the roof. However, the location of some of the panels at the front of the property is considered unacceptable given that they would be highly visible from the public realm and would appear as incongruous features in a property identified as a positive contributor to the appearance and character of the conservation area. Thus, overall, the proposal would have a detrimental impact on the character and appearance of the building and the conservation area.

#### **3. Neighbouring amenity**

It is not considered that the proposed installation of the solar panels would have a detrimental impact on the amenity of any neighbouring occupiers or residents in terms of sunlight, daylight, overshadowing, outlook or privacy.

### **Conclusion**

To summarise, whilst the installation of renewable energy facilities is encouraged, particular consideration must be given to the visual impact of external facilities in conservation areas. In view of this, Camden Design Guidance recognises that it might not be possible to incorporate renewable energy installations in some situations. Therefore, on balance and for the reasons outlined above, it is considered that this proposal is unacceptable.

### **Recommendation**

Refuse planning permission

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