

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/10/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		04/10/12	
<b>Officer</b>				<b>Application Number(s)</b>			
Connie Petrou				2012/4273/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
31 The Cavendish School Inverness Street London NW1 7HB				Site Location Plan; GA/03			
<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 solar panels on roof of school (Class D1).							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	73	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed 05/09/12 Press notice advertised 13/09/12  Flat 2, 48 Parkway We completely support this measure - so long as appropriate surveys have been done to determine the efficiencies to be achieved from the installation for the direction of alignment.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Camden Town CAAC We do not object to this application					

## Site Description

The site is located on the corner of Inverness Street and Arlington Road. The school is not listed but is located in the Camden Town Conservation Area. The solar panels are located on the inside roof slope of 1 storey building fronting onto Arlington Road.

## Relevant History

None

## 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

DP22 - Sustainable construction; DP24-Securing high quality design; DP25-Conserving Camden's heritage; DP26-Managing the impact of development on occupiers and neighbours; DP22-Promoting Sustainable design and construction

**Camden Planning Guidance December 2011**  
**Camden Town Conservation Area Statement**

## Assessment

### Proposal

Consent is sought for the installation of 63 x photovoltaic (PV) solar panels to be located on the inside roof slope of existing building in connection with The Cavendish School. The panels are arranged in three rows across the roof slope. The panels are 1.640m x 0.992m with a depth of approximately 0.04m. The panels will be mounted on the roof to lie flush with the roof profile. The PV panels cover a total area of 100sqm. This is a retrospective application.

### Principle

The purpose of the panels is to provide a sustainable method of providing electricity for the existing residential building which is consistent with the aims set out in policy DP22 of the adopted LDF which promotes sustainable design and construction methods.

Policies DP24 and DP26 of the Council's adopted LDF also allow alterations to existing buildings provided there is no harm to the character and appearance of the existing property and the amenity of nearby occupants and residents. Likewise policy CS14 and DP25 state that proposals within conservation areas must preserve or enhance the character and appearance of the conservation area.

### Assessment

#### Visual Impact

- The roof slope, the panels are located, faces onto the internal courtyard of the school and the panels are wholly contained within the existing roof area and set in from the roof ridge and sides ensuring that the panels are not visible from any location in the public realm.
- The size and sloping position of the panels' means that they would not break the skyline nor would they dominate the existing building and as a result it is not considered that they would harm the character and appearance of the existing building or the Camden Town Conservation

Area.

- The profile and arrangement of these panels, due to their minimal upstand and sloping position will not look incongruous or overly prominent.
- Overall it is considered that the scheme will not harm the appearance of the building and its associated school buildings nor the character of the street scene and this part of the conservation area.

### **Amenity Impact**

- Given the panels location within the school grounds and their distance from neighbouring residential properties no residential amenity harm is considered to result from their installation.

**Recommendation:** Approval.

### **Disclaimer**

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