

Delegated Report		Analysis sheet		Expiry Date:		05/09/2012	
		N/A / attached		Consultation Expiry Date:		08/08/2012	
Officer				Application Number(s)			
Craig Raybould				2012/2756/P			
Application Address				Drawing Numbers			
16 Camden Square London NW1 9UY				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of photovoltaic solar panels and erection of a wooden enclosure over water tank at roof level of dwelling 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	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A notice was placed in the Ham & High Newspaper from 18/07/2012 to 08/08/2012.</p> <p>A site notice was displayed from 18/07/2012 to 08/08/2012.</p> <p>No comments have been received.</p>					
CAAC/Local groups* comments: *Please Specify		<p>The Camden Square CAAC was consulted.</p> <p>No response has been received.</p>					

Site Description

The application site is a four storey mid-terrace dwelling-house fronting Camden Square. The property has a generous front and rear garden setting it back from the street and is finished in a yellow brick. The third floor is set back to the rear with a terrace area overlooking the rear garden. The roof is flat with a small parapet to the front.

The site is located within the Camden Square Conservation Area and is identified as making a positive contribution to its character in the Camden Square Conservation Area Appraisal and Management Strategy 2011.

Relevant History

2009/5180/P – Planning permission was granted on 11/01/2011 for the erection of single storey extensions at rear ground floor and third floor levels and alterations to the front elevation including the replacement of a window with door and fixed panel to single dwelling house.

8501914 – Planning permission was granted on 08/01/1986 for the conversion of domestic garage into additional residential accommodation including alterations to the front ground floor elevation.

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

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)

Development Policies

DP22 (Promoting sustainable design and construction)

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)

The London Plan (2011)

The NPPF 2012

Assessment

Proposals

The application proposes the installation of 12 no. photovoltaic panels (PV's) and the installation of a water tank at roof level. The water tank is set back 5m from the front of the building and measures 4sqm in area and 1.35m in height from roof level (approximately 0.8m higher than the roof parapet). The water tank is proposed to be clad in timber. The PVs are set in two strips and at their highest point are raised 1.1m from roof level.

The key issues concerned in this application are:

- The design of the proposed works; and
- Impact on residential amenity.

Assessment

Design of the proposed works

Policies CS14 and DP24 require alterations to existing building be of the highest standard of design and relate well to the character, architectural form and appearance of the host building. CPG1: Design provides specific advice in relation to roof level alterations and explains that these are likely to be acceptable where they continue a pattern of development that would help to re-unite a group of buildings and townscape.

The timber clad shelter to the water tank is box-like in appearance and adds an additional element to the building at roof level. However, it will not be visible at all from the front elevation owing to it being set back approximately 5m from the front parapet of the roof. The only views of the water-tank will be long-distance views from an area of open land to the rear off Camden Mews. What is more, both properties either side of the application site (nos. 15 and 17 Camden Square) have existing water-tanks at roof level whilst no. 16, which sits in-between the two, does not. The introduction of a water tank at no. 16 therefore creates consistency in the roof form in this part of the terrace which accords with the guidance set out in CPG1.

Following negotiations with the applicant, the size of the water tank has been reduced from 1.5m in height to 1.35m in height in order to bring the water-tank more in line with the height of those existing at nos. 15 and 17.

The proposed photovoltaic panels (PVs) are sited in 2 no. strips running from the front to the back of the roof. They are angled to face south and stand at a height of 1.1m from roof level at their highest point. The PV's will be largely imperceptible from street view to the front as they sit behind the existing parapet and as with the water tank, will be only be visible in long distance views from the rear. Whilst no other properties in the terrace have PV's at roof level, owing to their lightweight structure and transient appearance, they are not considered harmful to the roof form or the overall appearance of the building. The introduction of PVs at roof level accords with policy CS13 which encourages the generation of renewable energy on-site.

Having regard to the size and location of the works and the existing structures at roof level in this part of the terrace, the works are considered to have a negligible visual affect on the appearance of the building and will bring unity to the roof form in this part of the terrace. This meets with policies CS14 and DP24.

As the works are largely imperceptible, except for long distance views to the rear, they are considered to preserve and enhance the character and appearance of the Camden Square Conservation Area. This accords with policy DP25.

Impact on residential amenity

Owing to the siting of the works at roof level and the presence of the existing parapet, the proposals are not considered to cause any undue overshadowing or sense of enclosure to either of the adjoining properties. This accords with policies CS5 and DP26.

Recommendation

For the above reasons it is recommended that planning permission be granted.

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