

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:		11/05/2012	
		N/A / attached		Consultation Expiry Date:		26/04/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2012/1425/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Northgate House 67 - 69 Lincolns Inn Fields London WC2A 3JB				See 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 a solar photovoltaic system (4 arrays of solar panels) at flat roof level to existing office (Class B1).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<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	18	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Press notice: 05/04/2012 – 26/04/2012 Site notice: 27/03/2012 – 17/04/2012					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC – Object as the scheme would not preserve and enhance the conservation area. <u>Officer Comment:</u> Please see section 2 of the text below.					

## Site Description

The site is located on the corner of Gate Street and Remnant Street, close to Lincoln's Inn Fields. It comprises an attractive 6 storey office building.

The site is not listed, but is within the Bloomsbury Conservation Area.

## Relevant History

2011/5373/P - Change of use of first, second, third and fourth floor levels of existing office (Class B1) to allow educational use (Class D1) or a dual (Class B1) and educational use (Class D1). *Granted 27/02/2012*

2009/2045/P - Installation of a canopy structure above the entrance to the office building (Class B1). *Approved 21/07/2009*

2006/0424/A - Display of non-illuminated projecting sign on Remnant Street elevation to existing building society (Class A2). *Approved 06/03/2006*

2005/5567/P - Alterations to the ground floor entrance on Remnant Street elevation, including a new internal revolving door, external spotlights, and installation of numbered canopy over entrance. *Approved 06/03/2006*

2005/5562/P - The installation of a replacement fire escape door onto Gate Street. *Approved 13/02/2006*

## 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

### Bloomsbury Conservation Area Statement

## **Assessment**

### **1.0 Proposal:**

1.1 Permission is sought for the installation of 35 solar panels arranged in 4 arrays on the roof of the building.

1.2 During the course of the determination process the scheme was revised to lower the angle of the brackets from 30degrees to 20degrees thus reducing the height from approx 80cm to 40cm. The arrays were also rearranged to be pulled in slightly from the edges of the roof.

### **2.0 Assessment:**

2.1 The proposed solar panels would be set back from the edge of the roof fronting Remnant Street by approximately 2m and from the roof edge fronting Gate Street by approximately 80cm.

2.2 The building faces onto Lincoln's Inn Fields and there are prominent views of it directly to the south, given the layout of the streets and positioning of surrounding buildings long views of the building are not possible directly to the east, west, or north.

2.3 The proposal is considered to be acceptable, the scheme has been revised to reduce the height of the solar panel brackets and they will now only project 40cm above the flat roof. The positioning of the arrays has also been amended to move them further away from the edges of the roof.

2.4 Given the height and design of the building, which incorporates a mansard roof, it would be hard to demonstrate that the solar panels would have such a detrimental impact on the host building or wider conservation area to warrant refusal.

2.5 In long views directly to the south they would only become visible when standing more than 107m from the building. At this distance the solar panels would not be prominent features on the roof and would be read in context with higher buildings behind Northgate House.

2.6 Long views from the east would be blocked by the terraced properties fronting Lincoln's Inn Fields and views to the west and north would not be possible given the tight street layout.

2.7 Consequently, the development would preserve the character and appearance of the conservation area and, balanced against the environmental benefits of solar photovoltaics, it is acceptable in terms of DP25.

2.8 There would be no impact on the amenity of adjoining neighbours given the low height of the panels and their positioning, set back from the edge of the roof.

### **Recommendation: Grant Planning Permission**

#### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 14<sup>th</sup> May 2012. For further information please click [here](#).