

LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

SOLAR PHOTOVOLTAIC INSTALLATION ON A SCHOOL

BUILDING ROOF

THE CAVENDISH SCHOOL, 31 INVERNESS STREET, LONDON,

NW1 7HB

PROJECT REFERENCE: WIN0375

DATE: April 2012

20 Old Bailey
4th Floor
London
EC4M 7AN

Lightsource Renewable Energy Limited
Company Number 7129343

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1 INTRODUCTION

1.1 GENERAL

This document has been prepared in support of a Lawful Development Certificate for the installation of photovoltaic (PV) solar panels on a school roof as part of the Eco Schools Solar Programme. The Cavendish School at 31 Inverness Street, London, NW1 7HB, as identified in the Site and Location Plan.

The roof area is 120 square meters in size, with solar modules covering approximately 100 square metres. The proposed layout for the PV modules is shown in the Layout Plan.

The purpose of the development is to convert daylight into electricity to generate renewable energy for use by Parklands Junior School. This micro scale solar development has a generation capacity of 14.80 kilowatts (kW), which is similar to the energy requirements of approximately 5 houses, and will result in a saving of approximately 7,440kg in CO² emissions per annum.

1.2 PHOTOVOLTAIC PANELS

Photovoltaic panels are designed to absorb daylight and convert it into electricity. In comparison to other energy generation methods, there are very limited environmental effects associated with the construction and operation of small scale PV energy generation systems. The minimal maintenance and the long service lifetimes (25-30 years) mean that any effects on the local community will be limited to the short construction period.

1.3 ECO SCHOOLS SOLAR PROGRAMME

Eco Schools is an international programme guiding schools toward more sustainable operations and enhanced environmental education for pupils. The Eco Schools Solar Programme in the UK was established to utilise the renewable energy Feed in Tariff in order to provide free electricity for participating schools as well as creating an opportunity for additional learning, through the use of displays showing how much clean energy the school is generating and the carbon dioxide savings.



Winch Energy has partnered with Eco Schools to develop and build PV systems on the roofs of a number of schools participating in the Eco Schools Solar Programme. Lightsource Renewable Energy Ltd is a solar energy company working with Winch to deliver these systems. Lightsource will manage, monitor and maintain each of the PV systems that are installed.

1.4 PROPOSED DEVELOPMENT

The small scale roof based solar energy generation system is comprised of the following:

- 63 PV modules, with a combined output capacity of 14.8kWp. A module specification is included with this application.
- The panels are mounted on the roof to lie flush with the roof profile, as shown in the Layout Plan.

The PV panels are wholly contained within the existing roof area, and are set back from the roof peaks to avoid increasing the overall height of the building, as shown in the Layout.

Solar PV systems require little maintenance, with post-construction activity limited to occasional visits to clean, check and repair the panels, by personnel using small vehicles (4x4 or transit van type).



Image 1: Finished installation on the roof of The Cavendish School

2 GENERAL PERMITTED DEVELOPMENT ORDER

2.1 PRE-APPLICATION ADVICE

Pre-application advice was sought by Winch Energy from Camden Council prior to the installation of the PV system at The Cavendish School, and it was confirmed by Edward Bailey, Planner, that the installation of a PV system on the roof of a school could generally be considered to be a Permitted Development under Part 32 Class A as long as the conditions under this section were all met (see Appendix A).

It is considered that this application is in line with the advice received from Council, and the legal opinion provided by Winch Energy.

2.2 GENERAL PERMITTED DEVELOPMENT ORDER PART 32 CLASS A

The installation of PV panels on this school building is a permitted development under Part 32, Class A of the General Permitted Development Order (2010 Amendment), as an alteration of a school building. None of the exceptions in Part A.1 are applicable to this proposed development, and it meets all of the conditions in Part A.2. The 2012 Amendment Act introduces Part 43 to the General Permitted Development Order, which confers new permitted development rights for the installation of specific types of microgeneration, including solar photovoltaic panels on schools. However, as this is a retrospective application for an installation which was completed on 10th December 2011 the application is made under the 2010 Amendment Act, rather than the 2012 Amendment due for enactment on 6th April 2012.

Permitted Development Status Exceptions

Part 32, A.1 of the General Permitted Development Order identifies the exceptions from Permitted Development status:

- a) *If the cumulative gross floor space of any buildings erected, extended or altered would exceed:*
 - i. *25% of the gross floor space of the original school, college, university or hospital building; or*
 - ii. *100 square metres.**Whichever is the lesser;*

The proposal does not involve any increase in the gross floor area on site, and does not involve the erection of any new buildings.

- b) *If any part of the development would be within five metres of a boundary of the curtilage of the premises;*

None of the PV panels are installed within five metres of the School's property boundary.

- c) *If, as a result of the development, any land used as a playing field at any time in the five years before the development commenced and remaining in this use could no longer be so used;*

The PV panels have been installed on the roof of the school building, as shown in the Layout Plan, and will not result in any changes to the use of buildings and land within the site.

- d) *If the height of any new building erected would exceed five metres;*

The proposal does not involve the erection of any new buildings.

- e) *If the height of the building as extended or altered would exceed –*
i. *If within ten metres of a boundary of the curtilage of the premises, five metres; or*
ii. *In all other cases, the height of the building being extended or altered;*

As shown in Image 1 and 2, the PV panels and their mounting systems are set back from the peak of the roof to avoid increasing the height of the building. The area of the roof upon which the PV panels have been installed is not within 10m of the curtilage of the premises.

- f) *If the development would be within the curtilage of a listed building; or*

The building upon which the PV panels are installed is not within the curtilage of any listed building.

- g) *Unless –*
i. *In the case of a school, college or university buildings, the predominant use of the existing building on the premises is for the provision of education;*
ii. *In the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services.*

The installation of the PV panels on the building's roof, will not result in any change to the use of the building, and will provide renewable energy to power the building's operations.

Permitted Development Status Conditions

Part 32, A.2 lists the conditions for permitted developments:

- a) *The development must be within the curtilage of an existing school, college, university or hospital;*

The PV panels are contained wholly within the roof area of an existing school building, and thus are wholly within the curtilage of The Cavendish School.

- b) The development shall only be used as part of, or for a purpose incidental to, the use of that school, college, university or hospital;*

The primary purpose of the PV panels is to generate renewable energy to be used to power activities and operations within the building, thus it is incidental to the school's use as an educational establishment.

- c) Any new building erected shall, in the case of article 1(5) land, be constructed using materials which have a similar external appearance to those used for the original school, college, university or hospital buildings; and*

The proposal does not involve the erection of a new building, and the site does not constitute article 1(5) land.

- d) Any extension or alteration shall, in the case of article 1(5) land, be constructed using materials which have a similar external appearance to those used for the building being extended or altered.*

The site does not constitute article 1(5) land.

The proposed development meets the requirements for Permitted Development as an alteration to a school building under Part 32, Class A of the GPDO.

APPENDIX A: PRE-APPLICATION ADVICE

From: Bailey, Edward [mailto:Edward.Bailey@camden.gov.uk]

Sent: 04 October 2011 11:20

To: Kevan, Richard Subject:

RE: Solar Schools - London Borough of Camden

Dear Richard,

I can indeed confirm that we would look at this type of work under part 32 of the GDPO. So as long as you meet the requirements set out under part 32 then we would consider the installation of solar panels as permitted development.

Kind Regards, Edward Bailey
Planner (Advice and Consultation Team)

Tel.: 020 7974 5068