

Delegated Report		Analysis sheet		Expiry Date:		30/12/2011	
		N/A / attached		Consultation Expiry Date:		5/12/2011	
Officer				Application Number(s)			
Hugh Miller				2011/5425/P			
Application Address				Drawing Numbers			
Luther Tyndale Church Hall Leighton Crescent London NW5 2QY				Please refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The installation of 39 Photovoltaic Solar Panels to the front (south) roofslope of existing Church building (Class D1).							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site Notice displayed 14/11/2011, expires 5/12/2011. No responses were received at the time of writing.					
CAAC/Local groups* comments: *Please Specify		N/A.					

Site Description

A single-storey detached pitched roof Church building located within its own grounds, north of Leighton Crescent and accessed via a drive-way and narrow footpath between nos 14 and 8 Leighton Crescent which also gives access to Montpelier Gardens a public open space to the northeast. The church is surrounded by residential buildings, terraced houses to its west (in Montpelier Grove), block of flats at 14 Leighton Grove due south and houses nos. 1-8 that lie southeast.

Relevant History

July 1989 – PP Granted - Use of church hall as a day nursery; ref. 8903101.

Relevant policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS13 (Tackling climatic change through promoting higher environmental standards)

CS14(Promoting high quality places and conserving our heritage)

Development Policies

DP22 (Promoting sustainability and tackling climate change)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

CPG 2011

Assessment

Proposal

The installation of Photovoltaic Solar Panels to cover virtually the entire front southfacing roof slope of existing Church building.

Sustainability

The applicant has referred to national planning guidance in particular the need to provide electricity from renewable sources in respect of the UK energy policy which has an established target of 10% of electricity production from renewable energy sources by 2012. Similarly, the Council's policies reflect the UK energy policy as well as the GLA energy policies. Reference has also been made in respect of the planning system and its role in providing policies to address renewable energy and wind power; moreover the need for the planning policies to support solar thermal and PV systems where they are well designed and would not harm listed buildings or conservation areas. The principle of having such panels is to be supported in reducing the carbon footprint of the borough as well as helping the church reduce its energy costs and thus complies with LDF policies on sustainability.

Design and appearance

The host building is set back 40m from the junction of the drive-way and Leighton Crescent and is detached from the neighbouring residential buildings. Its south facing roof has dimensions of 5.8m width 22.0m long, or a surface area of 127.6sqm. The proposed solar panels would be laid out in three rows with each row comprises 13 panels (39 in total) and each panel measures 1.06m x 1.58m (approx. 1.7sqm); the total area of the roof to be covered is 109.38sqm, i.e. the majority of the roofslope, leaving narrow strips of slated roof adjoining the ridge, eaves and gable ends. The solar panels would be aligned with the slope of the pitched roof and with a minimal projection above the roofslope, possibly 50mm or less, although the submitted plans are rather sketchy and unclear.

Other than the area of the roof surface covered by the solar panels, there would be no projecting structure or apparatuses added to the roof. The Solar panels would be partially visible from the public realm via the entrance through a gap between properties in Leighton Crescent, and also visible from the private realm from neighbouring dwellings in Leighton Crescent. They will not result in any additional bulk to the roof of the building. Although they will result in masking most of the original tiled roof with a new somewhat alien modern feature in metal and thus create a prominent feature, it is considered that the affected elevation is very plain and unadorned with little architectural merit and that it makes a limited contribution to the main streetscene within Leighton Crescent due to its setback position and glimpse views between other buildings. The building is moreover not of any historic interest nor is in a conservation area. It is considered that any concerns about the excessive expanse of panels here is outweighed by the sustainability benefits of the scheme and that on balance the proposal is considered satisfactory in terms of size, siting and design.

Neighbour amenity

The proposed Solar panels by virtue of their location on the roof would not result in any loss of outlook, day/sunlight or light pollution to neighbours.

Recommendation: Grant planning permission, subject to more details submitted on the design and projection of the panels and more justification for such a large extent of coverage.

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