Delegated Report

Analysis sheet	Expiry Date:	16/11/2009
N/A / attached	Consultation Expiry Date:	16/10/2009

Officer	Application Number(s)
Elizabeth Beaumont	2009/2935/P
Application Address	**Drawing Numbers**
41 Brecknock Road London N7 0BT	Please refer to decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Installation of 4 sets of solar panels (14 in total) to roof of residential dwelling (Class C3).

Recommendation(s):	**Refuse planning permission**
Application Type:	**Full Planning Permission**
Conditions or Reasons for Refusal:	**Refer to Draft Decision Notice**
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	**21**	No. of responses No. electronic	**04** **00**	No. of objections	**00**
Summary of consultation responses:	<u>Site notice displayed from 25/09/2009 to 16/10/2009</u> **Flat A, 41 Brecknock Road** – supports the application. **Flat B, 41 Brecknock Road** – supports the application – It is brilliant and everyone should have 1, or more. It is such a shame the planning procedure is so expensive and bureaucratic and inappropriate for a solar array. It should be streamlined and free. **Rear Ground floor, 41 Brecknock Road** – supports the application – It is a good idea, I am happy to live in a building with solar power on the roof. **Flat C, 41 Brecknock Road** – supports the application.					
CAAC comments:	N/A					

Site Description

The site is located on the north-west side of Brecknock Road in between Hargrave Place and Leighton Road within a Neighbourhood Centre. The site comprises a two storey semi-detached property with loft conversion and a single storey extension to the front in use a retail unit on the ground floor and residential above. The building is not located in a conservation area and is not listed.

Relevant History

21/08/2002 – **Enforcement Investigation opened** (EN020664) regarding a shed erected on flat roof - closed as shed was removed.

Relevant policies

Replacement Unitary Development Plan 2006
SD6 (Amenity for occupiers and neighbours), SD9 (Resources and energy), B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas)

Camden Planning Guidance 2006

Assessment

Proposal - Permission is sought for the installation of 3 sets of solar panels comprising 14 individual units on the roof of the building. The panels will be installed in three sets, 1 x 4 panels, 1 x 9 panels and one with 1 panel. Each individual solar panel would measure approximately 1.3m in length and 0.8m wide. There are three large dormers on the front, side and rear roofslopes which merge above the height of the existing roofslope to create a flat roof on the building. The individual panels would be installed on moveable frames that project 30º from the roof in summer and 45º in winter at a height of between 0.6m and 0.9m above the flat roof. The frames are fixed to aluminium supports on timber ballasts anchored by a scaffold pipe attached to a 'builder's kerb' bolted to the roof and covered with roofing felt.

Design - The existing roofslope of the building has been substantially altered with overly large dormers which create a flat roof. The roof is highly visible in both long and short views along the street. The roof of the other building within the pair is slightly altered with a front dormer window. There are two pairs of three storey semi-detached buildings with ground floor front extensions adjacent to the property with unaltered roofslopes. There is a chimney separating the flat roof of no. 41 and the adjacent building.

Camden Planning Guidance 2006 considers that solar panels should be sited as to minimise their visual impact, for example by utilising valley roof and concealed roofslopes. In this example, given that the existing roof slopes have been lost there is not sufficient room on the remaining slopes to install panels flush with the roofslope on the rear elevation where their visual impact would be minimised. The use of renewable energy such as through the use of solar panels is encouraged by the Council. However it is vital to ensure that a balance is maintained between sustainability and the visual impact of such developments.

In this example, the solar panels would project significantly above the flat roof of the dormer windows and would be highly visible from views along the street. The panels are positioned diagonally across the flat roof with a southerly direction of lift therefore the main bulk of the panels would be visible from views up and down the street. It is considered that due to the prominence of the solar panels given the additional bulk and height the proposal would have a detrimental impact on the character and appearance of the building and the streetscene. The site is not located within a conservation area and there are a number of alterations at roof level along the street including dormer windows, satellites and antennas. However it is considered that the additional bulk at roof level would serve to detract from the views along the street and the building.

It is considered that the proposed solar panels installed on timber frames would by reason of the additional bulk and height above the roofslope would be highly visible and have a detrimental impact on the character and appearance of the building and on views of the building along the street.

Amenity - It is not considered that the proposed installation of the solar panels and timber supports would have a detrimental impact on the amenity of any neighbouring occupiers or residents in terms of sunlight, daylight, overshadowing, outlook or privacy.

Recommendation – Refuse planning permission

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