

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/10/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Gideon Whittingham				2014/5209/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
29-33 Chalk Farm Road London NW1 8AJ				Refer to 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>							
Details of photovoltaic cells in relation to condition 17 of 2012/0974/P, dated 09/10/12, for; Redevelopment of existing petrol filling station site with a basement plus 4-storey mixed-use building, comprising 6 x retail units (Class A1/A3) at basement and ground floor level and 40 student residential units (Sui Generis) at mezzanine, first, second and third floor level with cycle storage in the basement.							
<b>Recommendation(s):</b>		Approval of Details Granted					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		N/A					

## Site Description

The site is a corner plot located on the northern side of Chalk Farm Road at its junction with Hartland Road. It was formerly occupied by an Esso petrol filling station which is now demolished and the site has been cleared. The site forms part of Camden Town Centre, the designated boundary of which bisects the site roughly through the middle including the Chalk Farm Road frontage.

Directly to the north of the site is a new development currently under construction comprising 192 student accommodation units on the site known as 2-12 Harmood Street and is to be accessed via the site of 34 Chalk Farm Road which bounds the application site to the west. When completed this will be a four-storey building plus double basement, with a further 2-storey element alongside the rear boundary shared with Hartland Road. Further to the west on the corner of Harmood Street is the Lock Tavern Public House which is the only remaining building on this street block.

Also adjoining the north of the site is the end flank elevation of the two-storey row of terraces which front the western side of Hartland Road.

The site is not in a conservation area, although is opposite Stables Market on the south side of Chalk Farm Road which forms a north-westward extension of the Regents Canal Conservation Area. Harmood Street also forms its own conservation area, the boundary of which commences a short distance northwards of the site. There are no listed buildings in the immediate vicinity of the site, the nearest being the various grade 2 listed structures in Stables Market and the Roundhouse (also Grade 2) approximately 250 metres to the west.

## Relevant History

2012/0974/P (09/10/2012 - Grant permission Subject to a Section 106 Legal Agreement) - Redevelopment of existing petrol filling station site with a basement plus 4-storey mixed-use building, comprising 6 x retail units (Class A1/A3) at basement and ground floor level and 40 student residential units (Sui Generis) at mezzanine, first, second and third floor level with cycle storage in the basement.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework 2012  
London Plan 2011

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)  
CS5 (Managing the impact of growth and development)  
CS13 (Tackling climate change and promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)  
CS19 (Delivering and monitoring the Core Strategy)  
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)  
DP28 (Noise and vibration)

### Camden Planning Guidance 2011/2013:

CPG1 Design  
CPG3 Sustainability  
CPG6 Amenity  
CPG8 Planning Obligations

## Assessment

### 1. Proposal:

1.1 The application proposes the discharge of the following conditions:

Condition No.17:

*Detailed plans showing the location and extent of 70sqm of Photovoltaic Cells to be installed on the roof of the development shall be submitted to the local planning authority and approved in writing. The cells shall be installed in accordance with such approved plans prior to first occupation of the student accommodation.*

*Reason: In order to secure appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.*

### 2. Assessment

2.1 With regard to sustainability, the officers report attached to 2014/5209/P commented:

*'The use of renewables has been subject to a feasibility study with consideration given to biomass boilers, heat pumps, solar thermal heating and photovoltaic panels (PVs). Each of these options have been dismissed –either as incompatible with CHP which would be the most energy efficient option, or in the case of PVs not cost effective. Whilst PVs would be technically feasible, the applicant states that the reduction in Feed-in-Tariffs in April 2012 means that it will be difficult for the installer to recoup the cost of the PV array over the long run. Whilst officers acknowledge that achieving the full 20% target for renewables would not be reasonable to insist upon in this case, officers have negotiated with the applicant to include 70sqm of PV panels which would have the potential to displace 4,400 kgCO2 annually amounting to a further reduction of 5%. This should be secured by a condition attached to any permission granted.'*

2.2 The applicant has submitted details confirming 82sqm of PV panels will be located on the main roof, separated into 4 groups of differing sizes (1.6 x 3 = 4.8, 8.3 x 5 = 41.5, 6.6 x 4 = 26.4 and 3.3 x 3 = 9.9). A section plan has also been submitted confirming the upright nature of the PV panels is satisfactory. Thus the condition can be approved.

**Recommendation:** Approve details