

Ms Mary Goyder
5 Torriano Cottages
Torriano Avenue
London
NW5 2TA

Application Ref: **2014/6176/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

18 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**5 Torriano Cottages
Torriano Avenue
London
NW5 2TA**

Proposal:
Installation of solar panels to flat roof to existing dwelling (Class C3)

Drawing Nos: Site location plan, 0200/L/03/ Rev 1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plan: 0200/L/03/ Rev 1.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Reasons for granting permission:

The proposed solar panels are subordinate in scale and location to the host building and an appropriate feature by virtue of maximising efficiency but minimising visual impact and glare. The proposal is designed so that the panels take up most of the roof area, thereby maximising the roof area, but are set some 400mm from the front parapet, partly behind the existing rooflight. The short and long views onto this front of building and roof are also limited and the panels are unlikely to be visible from the street frontage.

Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Whilst the development will have some impact in terms of its visibility from the rear such an installation in this location is not considered harmful to the character or appearance of the host building, street scene or the Kentish Town Conservation Area because the rear is outside of the conservation area and views are less public and from properties at a greater distance to the site.

No objections have been received and the sites planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LBs) and s.72 (CAs) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 3 The applicant is advised that the angle of the solar panels hereby approved is recommended to be reduced (i.e. lowered) in angle (if possible) so to further minimise external glare as far as possible. This is in the interest of visual amenity and the amenities of the area generally.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment