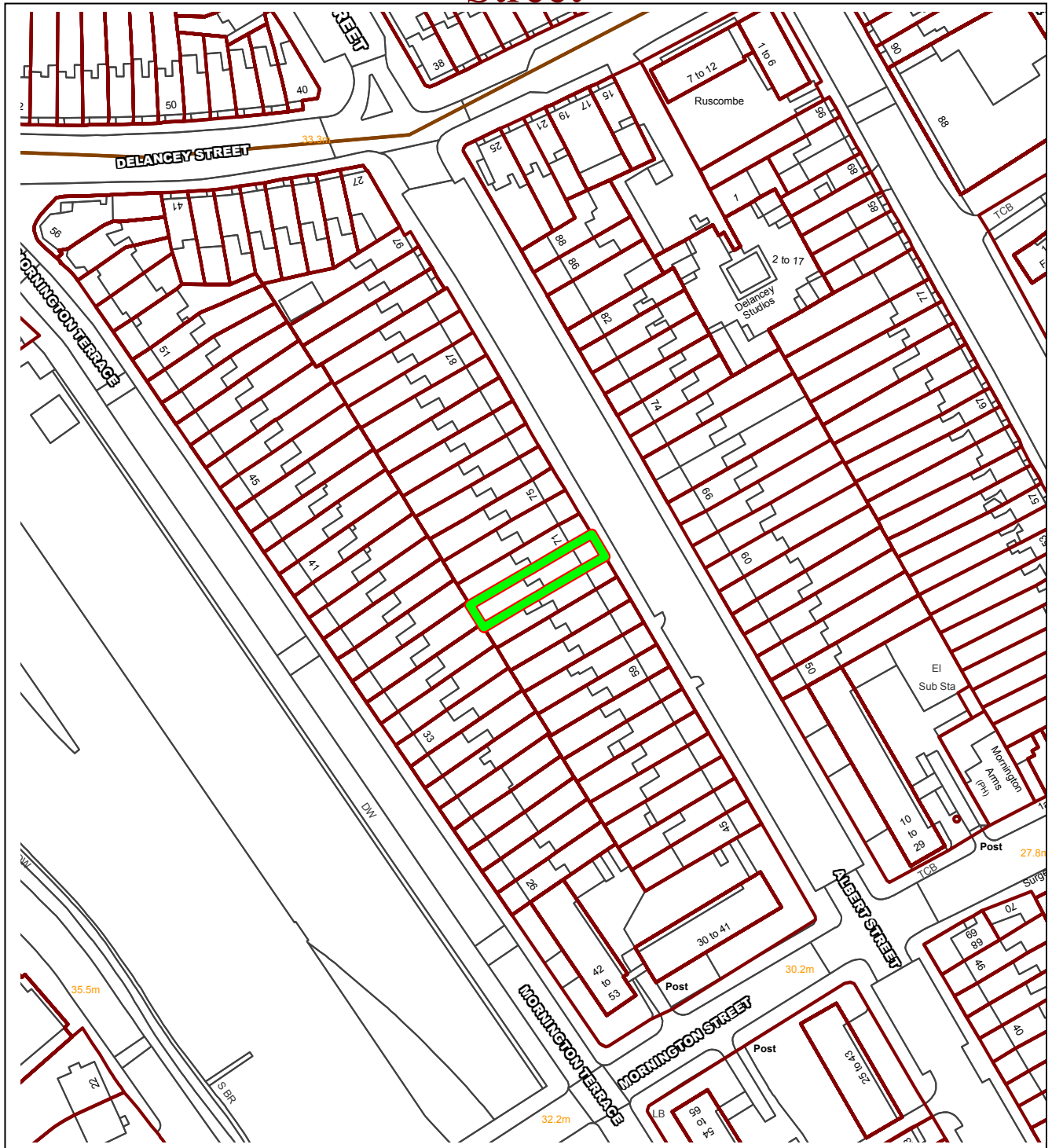


2014/5071/P & 2014/6233/P 69 Albert Street



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Roof level showing the existing hatch



Butterfly Roof



Proposed fixture

Delegated Report (Members' Briefing)		Analysis sheet N/A / attached		Expiry Date: 16/04/2014		
				Consultation Expiry Date: 03/04/2014		
Officer			Application Number(s)			
Obote Hope			1. 2014/5071/L 2. 2014/6233/P			
Application Address			Drawing Numbers			
69 Albert Street London NW1 7LX			Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
1. Installation of 8 x photovoltaic solar panels at roof level. 2. Installation of 8 x photovoltaic solar panels at roof level.						
Recommendation(s):	1. Grant Listed Building Consent 2. Grant Planning Consent					
Application Type:	1. Listed Building Consent 2. Full Planning Permission					
Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	A site notice was displayed from 30/10/2014 to 20/11/2014 A press notice was published from 13/03/2014 to 19/11/2014 No responses were received					
CAAC/Local groups* comments: <small>*Please Specify</small>	Camden Town CAAC <u>objected</u> : <ul style="list-style-type: none"> The proposed solar panels would be very near to the rear and would be very visible from a large number of the rear gardens; The solar panels would not preserve the clarity of the line of the butterfly roof edge; A very in size of the panels and position would limit the visual impact of the solar panels that currently rises by 20cm above the slates. <i>Officer's response to all of the above points: please see paragraphs 2.1 – 2.4 in assessment section below.</i>					
Site Description						
The subject property is Grade II listed and is part of a terrace of 27 other listed properties built in 1845. The terrace runs north west to south east along the west side of Albert Street and the properties are face east. Most of the surrounding terraces and beyond are also statutory listed designated heritage assets. The property is located within Camden Town Conservation area which was first designated on 1st November 1986.						

Relevant History

N/A

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS13 Tackling climate change through promoting higher environment standards

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

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)

Camden Planning Guidance 2011/2013

CPG1 (Design)

CPG3 (Sustainability)

CPG6 (Amenity)

Camden Town Conservation Area Appraisal and Management Strategy (April 2011)

Assessment

1. Proposal

- 1.1. Planning Permission and Listed Building Consent is sought to install 8 photovoltaic solar panels on one side of the inward facing valley roof, mounted in 2 square of 4 either side of the roof hatch at north elevation set behind both front and rear parapets by 0.1 (rear) and 0.5m (rear). The 4 x square solar panels would measure 3.2m (L) x 1.9m (w) and would project 0.6m due to being placed on 2 x mounting hooks and would be black in design that would limit the proposed visual impact.

2. Assessment

- 2.1. The main planning considerations are the principle of solar panels at roof level, the impact that the proposal has on the character and appearance of the conservation area and the impact on the special historic interest of the host building.
- 2.2. Solar panels are welcomed and encouraged in principle, aligning with policies CS13 and DP22. The solar panels would be located on the valley roof of the building and would be totally screened when viewed from the front elevation and would be partially view from the rear pa rear parapets. There would therefore be an inconsequential impact on the appearance of the host building and on the character and appearance of the conservation area as a whole.
- 2.3. Specialist conservation officers acknowledge that whilst it is unusual to consider an application for large PV panels on the roof of a listed building, in this instance it can be considered favourably. It is appropriate in this case to consider the significance of the fabric of the roof and the visibility of such a proposal were it to be built. In most cases such as this, the application would be refused on the grounds of detriment to the character and appearance and sometimes fabric of the listed building but the proposal is somewhat unusual in that the roof material, as opposed to the form, is not of high significance whilst the form of the roof with the front and rear parapets is render. Therefore, any such installation would be more or less invisible to all but immediately neighbouring rooftops. The proposed PV panels are acknowledged to be fairly large in size, but the above reasoning downplays this particular disadvantage. As such, in this particular instance the proposals are considered appropriate.

2.4. A small number of existing slates would need to be cut slightly to fix the solar panels. As the damage to the historic fabric of the building would be minimal, the proposal is not considered to harm the special interest of the listed building.

2.5. No amenity issues are raised by the proposal.

3. Recommendations

3.1. Grant Planning Permission

3.2. Grant Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 26th January 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Jonathan Cowdrill
Joju Solar
39 - 41 North Road
London
N7 9DP

Application Ref: **2014/6233/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 2555

21 January 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
69 Albert Street
London
NW1 7LX

DECISION

Proposal:
Installation of 8 solar panels to the existing butterfly roof.
Drawing Nos: REVB, 1.2REVB, Proposed Elevation REVC, Site Location Plan, Design and Access Statement dated 4th August 2014.

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 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1REVB, 1.2REVB, Proposed Elevation REVC, Site Location Plan, Design and Access Statement dated 4th August 2014.

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 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

Director of Culture & Environment

DRAFT

DECISION