PLANNING STATEMENT

- **Application for PV panels on roof of the existing Building at 8-14 St.Pancras Way, London NW1 0QG**

593 – ST. PANCRAS WAY - PHASE 2

Cartwright Pickard Architects

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Introduction

This statement has been prepared by Cartwright Pickard Architects on behalf of St. Pancras Property Ltd., in support of the Planning Application for 12 no. PV modules which are proposed to be located on the 6th floor roof of the existing building at 8-14 St. Pancras Way, London NW1 0QG.

This statement should be read in conjunction with the drawings, and specification docs listed below:-

593-AP-100 – Site Location Plan – Rev B
593-AP-116 – Existing Roof Plan – Rev B
593-AP-122 – Existing Section A-A – Rev B
593-AP-124 – Existing Section C-C – Rev A

593-AP-206 – Proposed Roof Plan – Rev B
593-AP-220 – Proposed Section A-A – Rev C
593-AP-223 – Proposed Section C-C – Rev A

PV module datasheet - Risen Poly SYP250P

Planning History

The application seeks consent for the erection of 12 number PV modules on the roof of the existing development at 8-14 St. Pancras Way. The site was subject of a two previous planning applications made by Cartwright Pickard Architects as detailed below.

Application ref:	Development proposals	Decision and date
2014/6623/P	Erection of a single storey extension (including the installation of rooflights) at third floor level (on the roof of existing office space) to provide 3 x 1 bedroom self-contained residential flats, including roof gardens, balconies and a privacy screen at 3rd floor level and the installation of a glazed canopy at 4th floor level, with associated cycle storage at ground floor to existing offices (Class B1a) and residential (Class C3) uses.	Application granted 30th March 2015
2004/2548/P	Change of use and works of conversion of the five-storey office building into a mixed use scheme of B1 on ground, part first and second floors, and 14 residential flats (1x3 bedroom maisonette, 2 x 2 bedroom flats, 4 x 1 bedroom flats and 7 x studio flats) on part first, part second, and on third to fifth floors together with external elevational alterations and the erection of a roof extension.	Application granted 15th September 2004

Development Proposals

This application for 12 no. PV modules is directly linked to the existing planning approval (Ref: 2014/6623/P) and the Section 106 legal agreement for that development.

The PV modules will provide further renewable energy for the 3 no. proposed flats, which is in addition to the renewable technologies already specified (please refer to Appendix F 'Energy Statement – Issue no.3' dated October 2014 – which was submitted under the application noted above).

At the time of the application the proposals the development only achieved a Carbon emission reduction of 13.1% through the proposed specification of an Exhaust Air Heat Pump (EAHP). This reduction fell short of the 20% Carbon emission reduction required by Camden council.

In order to address this shortfall, within the Section 106 agreement clause 2.7 (b) specifically stated the following:-

> *'details of how the owners of the site will further reduce the developments carbon emissions from renewable energy technologies located on the Property ensuring the Owner will use reasonable endeavours to target a reduction of at least 20% in carbon emissions in relation to the Property using a combination of complementary low and zero carbon technologies'.*

Furthermore clause 2.7 (c) added:-

> *'separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings'.*

The proposal to install 12 PV modules is therefore a direct response to ensure the development achieves the minimum 20% carbon emission reduction.

Surplus energy generated by the panels will also be fed into the supply for the existing offices within the building, as the owners aim to improve the performance of the whole building. This supply will be metered separately, as will the energy supplied to the 3 new flats.

For maintenance of the panels we are proposing to install a permanent access ladder from the 5th floor roof. This will be housed within the existing external plant enclosure, which is accessed via a locked door. Once on the roof maintenance operatives will utilise a lanyard to clip-in to a mansafe system – this will be a 'Fall Restraint system' designed to allow operatives to inspect the PV modules on a fixed length lanyard preventing anyone from being too close to the edge of the roof.

The final proposal within this application is to install a fixed rooflight above the stair of the existing duplex flat. This is only to add some natural daylight to the stair itself for the benefit of the occupant.

Planning Policy context

This section provides a summary of the key local planning policies relevant to this application and the response from Cartwright Pickard Architects where relevant (highlighted in blue text).

Camden Council's key planning documents are collated under the London Borough of Camden Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010, and sets out Camden's strategy for managing developments in the borough - in conjunction with national planning policy and the London Plan.

There are two key sets of documents under the LDF: the 'Core Strategy' (CS), which helps define the plan for the boroughs future, and 'Development Policies' (DP) which provide more detailed planning criteria used to determine planning applications within the borough.

Supplementary planning guidance is also referenced within the pre-application report: Camden Planning Guidance (CPG) documents provide information on how Camden applies planning policy.

Core Strategy Policy CS13 - Tackling climate change through promoting higher environmental standards

As part of LB of Camden's commitment to reduce Carbon Dioxide emissions in line with the national targets, Policy CS13 sets out measures available to applicants to minimise the impact of climate change as well as pass on the benefits to future occupiers. This is considered an essential part of the development process.

The generation of renewable energy on site is one of the key elements of Camden's energy hierarchy with Policy CS13 concerned with ensuring developments are using less energy.

The Council expects developments to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such a provision is not feasible.

CPG 3 – Sustainability

Guidance within CPG3 deals with the energy hierarchy of which Stage 3 refers to the use of renewable energy, and the consideration of how to further reduce the carbon dioxide emissions of a development.

Camden's guidance for using Photovoltaic technology is as follows:-

- PV works best in full sunlight;
- Developments should consider overshadowing during the day and over the year when deciding where to locate PV modules;
- Preference is for PVs to be flush to the roof or wall but considerations will include for the efficiency of the panels and whether they are visible;
- Applicants to confirm the number, size or overall square meters to be installed;
- A meter is to be installed on the system for monitoring.

This application proposes to mount the modules on the roof of the existing building (at 6th floor level) utilising a low-level rail system. The modules will be tilted to 15 degrees from horizontal as there is minimal over-shadowing from neighbouring buildings at this level. The modules will be orientated parallel to the building line - facing south-east, rather than due south – this is to allow safe maintenance access and to align with the structural support of the roof. Advice from installers has also indicated that the performance will not be affected greatly with this orientation.

Due to the height of the building the modules are very unlikely to be visible from street level (please see sectional drawings).

The application proposes 12 no. modules dimensioned at 1650mm x 960mm x 40mm.

Separate meters will be installed for the benefit of each of the 3 new flats, and the office to monitor the energy usage.