

Eleanor Palmer Primary School

Installation of 115 solar photo-voltaic (PV) panels over three roofs.

Application for a Lawful Development Certificate for an Existing use or operation or activity...

1. Applicant Name, Address & Contact Details
Mr Gabriel Berry-Khan
London Borough of Camden
Property & Contracts, 3rd floor, 5 Pancras Square
c/o Old Town Hall, Judd Street
London
WC1H 9JE
2. Agent Name, Address and Contact Details ***Not applicable***
3. Site Address Details
Eleanor Palmer Primary School
Lupton Road
NW5 2JA
4. Pre-application Advice ***No - not sought***
5. Lawful Development Certificate – Interest in Land
a) Owner
6. Authority Employee/ Member
(a) Member of staff Yes

Applicant is London Borough of Camden. See accompanying COD form.

Project lead officer is Gabriel Berry-Khan, Senior Sustainability Officer (Schools) on behalf of Property & Contracts - Supporting Communities.

7. Description of Use, Building Works or Activity **Existing building works**
8. Description of Existing Use, Building Works or Activity

What is the existing site use(s) for which the certificate of lawfulness is being sought?

This application is in respect of Building Works namely of solar photovoltaic (PV) panels installed on three roofs at the school: Roof 1 – south east facing, Roof 2 - south east facing, and Roof 3 - south west facing. The PV systems were designed and installed in such a way as to meet the criteria for Permitted Development Rights. No change of use has been involved.

The system installed on Roof 1 – south east facing comprises approximately 40 panels covering an area of up to 68.34 m2. The panels are positioned centrally on the roof in the horizontal sense and towards the top of the roof in the vertical sense.

The system installed on Roof 2 – south east facing comprises approximately 40 panels covering an area of up to 67.32 m². The panels are positioned centrally on the roof.

The system installed on the roof of Roof 3 – south west facing comprises approximately 35 panels covering an area of up to 67.32m². The panels are positioned centrally on the roof in the horizontal sense and towards the top of the roof in the vertical sense.

In all cases the panels are mounted on a pitched roof mounting system, angled at a pitch the same as the existing roof surface to gain maximum natural light exposure, whilst ensuring the panels project no more than 200mm from the roof slope.

The panels are linked to both the school building and the national grid, with approximately half the energy generated used on site, and half sold back to the energy supplier.

The anticipated lifetime of the solar PV systems is 20 years from installation. If no longer needed the systems will be removed as soon as is reasonably practicable.

In accordance with principles of good non-domestic solar planning design, the selected siting minimises the effect of the solar panels on the external appearance of the building and the amenity of the area. These particular roofs were selected due to their discreet location on the site and their orientation in relation to due south to optimise energy yield, along with the lack of trees overshadowing the roof area.

In all cases each module measures 1650x992x35mm and the modules are Microgeneration Certification Scheme (MCS) approved and are glass fronted with an aluminium frame.

The following drawings are enclosed in support of this application:

A3_1386_EP_R1_RP

A3_1386_EP_R2_RP

A3_1386_EP_R3_RP

A3_1386_EP-SP

9. Grounds of Application

Please state under what grounds is the certificate sought (you must tick at least one box):

Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

The installations are eligible for Permitted Development Rights of solar panels mounted on a non-domestic buildings.

Please state why a Lawful Development Certificate should be granted:

The installations were designed and installed to meet the criteria for Permitted Development for solar panels mounted on non-domestic buildings as laid out on the relevant [Planning Portal page](#).

10. Information In Support Of A Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed: **26/07/2015**

(date must be pre-application submission)

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? **No**

10. Information In Support Of A Lawful Development Certificate (Continued) - Residential Information

Does the application for a Certificate relate to a residential use where the number of residential units has changed? **No**

11. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form: **Yes**

The original and 3 copies of such evidence verifying the information included in the application as you can provide: **Yes**

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: **Yes**

The correct fee: **Yes - by internal transfer**

12. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed – Applicant: **Gabriel Berry-Khan**

Date: **29/07/2016**

13. Applicant Contact Details

Telephone numbers : National number: **020 7974 4550**

14. Agent Contact Details *Not applicable*

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The applicant