

Miss Laura Moreno
Joju Solar Ltd
39-41 North Road
London
N7 9DP

Application Ref: **2016/3046/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

12 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Acland Burghley School
93 Burghley Road
London
NW5 1UJ

Proposal:

Installation of 186 solar photo-voltaic (PV) panels over three flat roofs on the main building (102 panels on roof A, 36 panels on roof B and 48 panels on roof C).

Drawing Nos: Site location plan; 001 rev A, 002 rev B, 003 rev A, 004 rev A, 007 rev A to 014 rev A (inclusive); Design & access statement from JojuSolar (as amended 11/08/2016); AS-5M module specification; AS-6P30 module specification; Electrical schematic; Solis Inverters data sheet; Sunfixing wind test calculations (east-west & north-south); Sunfixings specification (east west tegra & light tegra).

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 001 rev A, 002 rev B, 003 rev A, 004 rev A, 007 rev A to 014 rev A (inclusive); Design & access statement from JojuSolar (as amended 11/08/2016); AS-5M module specification; AS-6P30 module specification; Electrical schematic; Solis Inverters data sheet; Sunfixing wind test calculations (east-west & north-south); Sunfixings specification (east west tegra & light tegra).

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The principal considerations material to the determination of this application is (1) the impact of the proposal on the grade II listed buildings, its features of special architectural or historic interest, and the character and appearance of the wider streetscape; and (2) to any possible adverse impact on the amenity of occupiers of the development site/ surrounding premises.

The proposals involve the installation of 186 solar photo-voltaic (PV) panels over three flat roofs on the main building of Acland Burghley School. The purpose of the panels is to provide a sustainable method of reducing the dependence on grid energy and the associated CO2 emissions which is consistent with the aims set out in policy DP22 (Promoting sustainable design and construction) of the Local Development Framework which promotes sustainable design and construction methods.

Each panel would be 0.9m wide x 1.6m in length and glass fronted within an aluminium frame. The glass has an anti-reflective coating over it to enhance solar energy capture which appears as a matt finish and has the benefit of significantly reducing the amount of light reflection and glare. The panels would be mounted at a shallow angle of 10 degrees on 3 flat roofs and orientated in various directions. However, all panels or solar arrays would be positioned behind and significantly

below existing parapet levels, and as such, would not be visible from the public realm in either long or short views. Additionally, each panel will be no closer than 1 metre at least from any external roof edge. The panels will be mounted on free-standing stainless and galvanised steel frames using a combination of aerodynamic suction and ballast to keep the frames securely in place with no fixing required to the listed building or roof surface.

Given that the proposed panels would be located approximately 40m away from the nearest residential unit in Burghley Road, the hidden nature of the panels from all views by virtue of their discrete low positioning behind and below existing parapets, as well as, the absence of any need to fix any part of the installation to the fabric of the building, it is considered that the proposals would preserve the special architectural and historic interest of the listed building and would not harm the character and appearance of the wider streetscape, and as such, the proposals are in accordance with Council policies and guidelines, and are acceptable.

For these reasons, it is also considered that the proposals would not have any adverse impact on local residents amenity in terms of visual privacy, overlooking, outlook, loss of day/sunlight, or increased noise levels.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies 2010, the London Plan March 2016, and the National Planning Policy Framework 2012.

- 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.

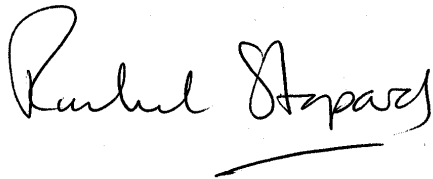
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities