

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

Application Ref: **2016/3147/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

12 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Council's Own Listed Building Consent Granted

Address:
Acland Burghley School
93 Burghley Road
London
NW5 1UJ

Proposal:

Alterations in connection with the installation of 186 solar photo-voltaic (PV) panels over three 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 Council's Own Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building 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 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building 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 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 Reasons for granting listed building consent:

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.

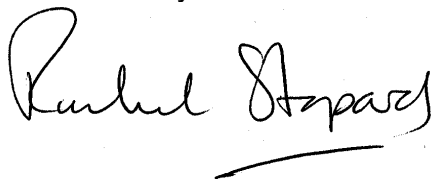
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 (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 National Planning Policy Framework 2012.

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