

Mr Delziel Cook  
Cartwright Pickard Architects  
1 Canal Side Studios  
8-14 St. Pancras Way  
London  
NW1 0QG

Application Ref: **2016/3313/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

26 August 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**1 Canal Side Studios**  
**8-14 St Pancras Way**  
**London**  
**NW1 0QG**

Proposal:

Installation of 12 photovoltaic panels on the existing roof (6th floor level), with associated access system and a permanent ladder from the 5th floor located in the existing external plant enclosure, plus installation of 1 rooflight in the same roof over stair of existing duplex flat.

Drawing Nos: Site location plan; (593-AP)-116 B; 122 B; 124 A; 206 B; 220 C; 223 A

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 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells as approved shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 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: Site location plan; (593-AP)-116 B; 122 B; 124 A; 206 B; 220 C; 223 A

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.
- 3 Reasons for granting permission.

The works are considered to be minor in nature and are acceptable. 12 photovoltaic panels would be located at 6th floor roof level together with a rooflight over an existing stairwell on the same roof. A maintenance ladder would be placed within a 5th floor plant enclosure to give access to the roof.

Given the height of the building and positioning set back on the flat roof, they would not be visible from street level. There would be no impact on the character or appearance of the host building, streetscene or conservation area. Similarly given the location and nature of the works, there would be no impact on amenity of surrounding neighbours.

The PV panels are welcomed as they will provide on-site renewable energy facilities and improve the sustainability credentials of the building.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

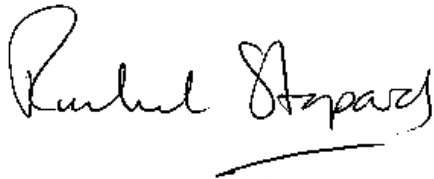
As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with London Plan 2016 and the National Planning Policy Framework 2012.

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