

Miss Lisa Freedman  
Faithful+Gould  
Euston Tower  
286 Euston Road  
London  
NW1 3AT

Application Ref: **2016/4154/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

16 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**School of Oriental and African Studies**  
**10 Thornhaugh Street**  
**London**  
**WC1H 0XG**

Proposal:  
Installation of photovoltaic cells onto the roof of the SOAS Old College (Holden) Building.

Drawing Nos: 5150627.001, 5150627.002, 5150627.003, 5150627.004, 5150627.005, 5150627.006, 5150627.007, 5150627.008, 5150627.009, 5150627.010, 5150627.011, 5150627.012 and Heritage, Design and Access Statement dated 25th July 2016.

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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 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: 5150627.001, 5150627.002, 5150627.003, 5150627.004, 5150627.005, 5150627.006, 5150627.007, 5150627.008, 5150627.009, 5150627.010, 5150627.011, 5150627.012 and Heritage, Design and Access Statement dated 25th July 2016.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed solar panels are considered acceptable in this rooftop location. They would not be visible in the immediate streetscene, or from longer views surrounding the application building due to the existing high parapet wall. Although there would be very limited views of the solar panels from the upper windows of neighbouring buildings, the visual impact is considered negligible due to their slim profile and dark colour which would help them to blend in with the roof. The overall impact of the panels would be minimal and the significance of the listed building would not be harmed, nor the character and appearance of the wider Bloomsbury Conservation Area.

Due to the location and nature of the proposals, they are not considered to significantly harm the amenity of neighbouring residential occupiers in terms of loss of light, privacy or daylight.

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

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning

(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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

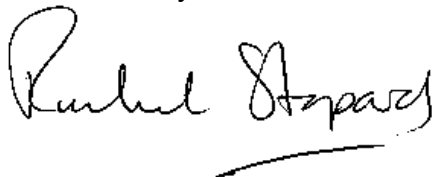
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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



Rachel Stopard  
Executive Director Supporting Communities