

Mr Josh March  
Atkins  
Woodcote Grove  
Ashley Road  
Epsom  
KT18 5BW

Application Ref: **2016/2911/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

5 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission under Regulation 3 Granted**

Address:

**Swiss Cottage Library**  
**88 Avenue Road**  
**London**  
**NW3 3HA**

Proposal: Installation of PV solar panels on the roof of Swiss Cottage Library.

Drawing Nos: 5146598-ATK-Z1-ZZ-PL-A-0001 P1; 5146598-ATK-Z1-ZZ-PL-A-0002 P1;  
(2-)AB 006 01; 5146598-ATK-Z1-ZZ-PL-A-0004 P2; 5146598-ATK-Z1-ZZ-PL-E-3311 T3.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policy 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: 5146598-ATK-Z1-ZZ-PL-A-0001 P1; 5146598-ATK-Z1-ZZ-PL-A-0002 P1; (2-)AB 006 01; 5146598-ATK-Z1-ZZ-PL-A-0004 P2; 5146598-ATK-Z1-ZZ-PL-E-3311 T3.

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

#### Informatives:

- 1 Reasons for granting permission.

The proposal involves the installation of solar photo-voltaic (PV) panels on the flat roof of Swiss Cottage Library. The purpose of the proposal is to reduce electricity costs and provide green renewable energy which is consistent with the aims of policy DP22 (Promoting sustainable design and construction) of the Local Development Framework which is design to facilitate sustainable design and construction methods.

Each panel would measure 1m wide x 1.7m in length and would be installed on an a-frame mounting system which weighs down the panels using ballast without penetrating the roof. The panels would be mounted at a shallow angle of 10 degrees. All panels would be positioned behind and below the existing parapet level with its finely-finished projecting fins (a dominant feature of the building) and would be no closer than 1 metre from any external roof edge. For these reasons the panels would not be visible from the public realm in long or short views. Furthermore, the profile of the fins would not be interrupted by the installation of the solar panels, thus preserving the special architectural and historic interest of the listed building and the character and appearance of the wider streetscape, in accordance with Council policies and guidelines.

Given the scope and nature of the development, the proposal would not have an adverse impact on the amenities of neighbouring occupiers, in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy. The solar panels would be visible from the upper floors of the residential block opposite, however given the existing plant work and the position and low angle of the panels, the proposal would not exert a materially harmful impact on the amenities of these residents.

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 attention has been paid to the desirability of preserving or enhancing the

character or appearance of the Conservation Area, under s.72 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 the National Planning Policy Framework 2012.

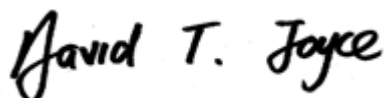
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Executive Director Supporting Communities