

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

Application Ref: **2016/3122/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

5 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Council's Own Listed Building Consent 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 Council's Own Listed Building Consent subject to the following conditions:

Conditions and Reasons:

- 1 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework



Development Policies.

- 2 The works hereby approved are only those specifically indicated on the drawings 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

Informatives:

- 1 Reasons for granting listed building consent:

The proposal involves the installation of solar photo-voltaic (PV) panels on the flat roof of Swiss Cottage Library. 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.

Paragraph 132 of the National Planning Policy Framework (NPPF) indicates that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. As stated above, given the location and minor nature of the proposed works they are not judged to be harmful to the special interest of the listed building.

Public consultation was undertaken by placement of a press notice and site notice, whereby no responses were received. The site's planning history was taken into account when coming to this decision.

Historic England was consulted, whereby a response was received on 26

July 2016 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice.

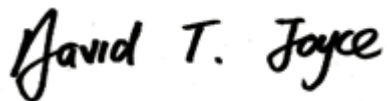
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities