

London Borough of Camden
Fao. Mr Gabriel Berry-Khan
Property & Contracts
3rd floor, 5 Pancras Square
c/o Old Town Hall, Judd Street
London
WC1H 9JE

Application Ref: **2017/0016/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

9 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Eleanor Palmer Primary School
Lupton Street
London
NW5 2JA

Proposal:
Retention of 115 solar photo-voltaic (PV) panels over 3 roofs (40 panels on a south-east facing roof (Roof 1), 40 panels on a south-east facing roof (Roof 2), and 35 panels on a south-west facing (Roof 3)).

Drawing Nos: Site location plan; A3/PR1386 rev 0 (site plan proposed), A3/PR1386 rev 0 (plan and section - Roof 1), A3/PR1386 rev 0 (plan and section - Roof 2), A3/PR1386 rev 0 (plan and section - Roof 3), EleanorPalmer001 rev A (Roof 3), EleanorPalmer002 rev A (Roofs 1 and 2); Amerisolar AS-6P30 specification document; cover letter from applicant (Supporting Communities) dated 30/12/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reasons for granting permission:

The proposals seek to regularise unauthorised alterations in connection with the retention of 115 solar photo-voltaic (PV) panels over 3 roofs at Eleanor Palmer Primary School that are the subject of an enforcement investigation (ref. EN16/0771).

The purpose of the panels is to provide a sustainable method of reducing the dependence on grid energy and the associated CO2 emissions reduction. The direct estimated environmental benefit is displacement of a minimum of 11.4 tonnes CO2 equivalent emissions annually and the total installed renewable generation capacity is 29.90 kilowatts peak. In this regard, the proposals are 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 is approximately 0.9m wide x 1.6m in length and glass fronted within an aluminium frame. The panels would be mounted on a pitched roof mounting system and angled at the same shallow pitch as each existing roof slope in order to minimise prominence as much as possible while gaining maximum natural light exposure from each orientation. Roofs 1 and 2 (south-east facing) are not visible from Fortress Road, this being the main road to the west of the site, but are visible from within the public realm in Lupton Street itself. Roof 3 (south-west facing) is situated centrally within the school grounds and is not widely visible.

While it is accepted that the panels on roofs 1 and 2 are visible from views within Lupton Street and that they cover most of the tiled roofs with a new prominent feature, the elevations themselves are considered to have little architectural merit with a limited contribution to the streetscene. It is also noted that the site and buildings are not listed and are not located within a conservation area. Furthermore, the roofs are located on relatively low 1 to 2-storey buildings with shallow roof slopes which help to reduce the visible impact of the panels. The panels project no more than 200mm from the roof slopes themselves and are no closer than 0.5m from any external roof edge, thereby not adding any significant bulk to the roof of the building. They also have an anti-reflective coating over them to enhance solar energy capture which appears as a matt finish and this has the additional benefit of significantly reducing the amount of light reflection and glare.

For the reasons set out above, it is also considered that the proposals would not have any significant adverse impact on local residents' amenity in terms of 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.

One objection was received from a local resident and has been taken into account when reaching this decision.

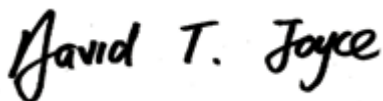
As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development), CS13 (Tackling climate change through promoting higher environmental standards) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, the London Plan March 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 that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Executive Director Supporting Communities