

Mr Ciaran Jebb
University College London
Gower Street
London
WC1E 6BT

Application Ref: **2017/2428/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

16 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**University College London
Institute of Archaeology
31-34 Gordon Square
LONDON
WC1H 0PD**

Proposal:

Installation of photo-voltaic panels on the south eastern part of the roof of the 8 storey building that fronts onto Gordon Square and Taviton Street.

Drawing Nos: Site location plan; 090-01-9; 09-02-1 rev A; 090-01-9 rev C; Un-numbered section drawing; Extract from Fusion Flat Fix brochure produced by Click Fit; Extract from Photo-Voltaic cell panel information sheet produced by LG Electronics; Report on Loadings applied to the roof structure produced by Wilde Carter Clack dated September 2016 and email from Ciaran Jebb (Assistant Sustainability Manager (Energy)) of UCL Environmental Sustainability dated 14th August 2017

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 D1 and D2 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 090-01-9; 09-02-1 rev A; 090-01-9 rev C; Un-numbered section drawing; Extract from Fusion Flat Fix brochure produced by Click Fit; Extract from Photo-Voltaic cell panel information sheet produced by LG Electronics; Report on Loadings applied to the roof structure produced by Wilde Carter Clack dated September 2016 and email from Ciaran Jebb (Assistant Sustainability Manager (Energy)) of UCL Environmental Sustainability dated 14th August 2017.

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

- 4 The photovoltaic cells hereby approved shall include anti-glare coating which shall be permanently retained and maintained.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed PV 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 height of the building and the set back of the PV panels from the ridge of the parapet wall surrounding the roof. The panels would include an anti-reflective coating to ensure that the amount of light reflection and glare is reduced. A condition would be attached to ensure that this is secured. 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 grey colour which would ensure the frames would match the colour of the roof. The overall impact of the panels would be minimal and the character and appearance of the wider Bloomsbury Conservation Area would be preserved.

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 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.

The proposed development is in general accordance with the Camden Local Plan with particular regard to policies A1, D1 and D2, The London Plan 2016 and the NPPF 2012.

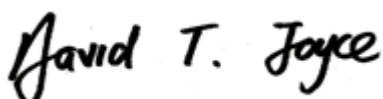
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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
Director of Regeneration and Planning