

Mr Marcus Odunlami
City of London Corporation
City of London
PO BOX 270 Guildhall
London EC2P 2EJ

Application Ref: **2017/5886/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

20 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Parliament Hill Lido
Gordon House Road
London
NW5 1NA**

Proposal:

Installation of roof-mounted solar panels onto the existing metal roof of Parliament Hill Lido Building

Drawing Nos: Site Location Plan; Elevations as Existing Aug 2017; Roof Plan as existing Aug 2017; Elevation E (close) As Proposed Sept 207; Elevation B (close) As proposed Sept 2017; Elevation D (close) as proposed Sept 2017; Elevations As Proposed Aug 2017; Elevation A (close) As proposed Sept 2017; Roof Plan As proposed Aug 2017; 3-C-40199-1; 3-C-40199-2; Proposed Penetrations Oct 2017; Sustainability and Future Maintenance Statement; Panel Datasheet CSUN250-60P

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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Elevations as Existing Aug 2017; Roof Plan as existing Aug 2017; Elevation E (close) As Proposed Sept 2017; Elevation B (close) As proposed Sept 2017; Elevation D (close) as proposed Sept 2017; Elevations As Proposed Aug 2017; Elevation A (close) As proposed Sept 2017; Roof Plan As proposed Aug 2017; 3-C-40199-1; 3-C-40199-2; Proposed Penetrations Oct 2017; Sustainability and Future Maintenance Statement; Panel Datasheet CSUN250-60P.

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

Informative(s):

- 1 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).
- 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 search for 'environmental health' on the Camden website 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 Reason for granting permission-
This application seeks to install Solar PV panels to the roof of the existing metal eastern roof of the lido building. The planned location for the panels is part of two wings on the eastern part of the roof closest to the mansion blocks in Lissenden Gardens. This location has been chosen as the roof covering was renewed here comparatively recently and is therefore in better condition structural condition and

higher performing than elsewhere, and also because there is more solar exposure in this area. It is considered that the chosen section of the building is less visible from the main parts of the Heath.

In the case of Parliament Hill Lido, the roof is visible from the surrounding area due to the low-lying nature of the building and the rise in land levels to the north and west of Parliament Hill and the Heath beyond. The installation will also be visible from the upper floors of the mansion blocks in Lissenden Gardens. However, it should be noted that the large expanse of the modern flat roof of the Lido (albeit it a listed building) is already a visual intrusion on the Metropolitan Open Land. Adding solar panels to the existing roof surface will therefore not detract from views of the building from the surrounding area. It is also considered that due to the lie of the land, a true visual of the extent of the solar PV panels would not be appreciated from the Heath.

There is a parapet surrounding the flat roof of the built enclosure of swimming pool, which will help to screen views of the PV panels from the immediate surrounding ground level. The panels will be installed on mounting rails fixed to (via clamps) and resting on the newly installed flat roof, at a shallow pitch angled towards the midday sun. The upper surface of the panels will be 30mm above the parapet wall, but recessed by a sufficient distance so that they will not be noticeable in short to middle views.

It will be necessary to route all electrical conduits through the existing roof structure and laterally across sections of the building to the existing plant room. The plant room is situated in the eastern range of the Lido, close to the proposed siting of the panels. This will allow shorter service routes. Since the construction of the building is robust and the interiors are utilitarian in both the plant room and women's changing rooms in the south-eastern section of the building, it is considered acceptable in this instance to install conduits on the undersides of the ceilings. This area already has a number of exposed service runs and it is considered this proposal would not cause visual harm to the special interest of the listed building.

The submitted documents state that the PV system will have no mechanical moving parts, and that the system is expected to require minimal routine maintenance. Due to the low-rise and flat-roofed nature of the existing building (which can be accessed via cherry pickers using harnesses), it is considered that access for maintenance will not pose any issues which could harm historic fabric or harm the special interest of the listed building in any way.

Sustainability is high on both the City's and Camden's agendas, and the application site offers a large south-facing roof area maximising solar energy collection in the warmer months of the year.

It is considered that the proposed PV panels will have a limited adverse impact, both visually and in terms of historic fabric on the existing building. It is therefore considered that there is to be a low level of less than substantial harm caused to the grade II listed lido as a designated heritage asset, and a minor visual impact on Metropolitan Open Land. There is a still lesser impact on the setting of the neighbouring Dartmouth Park Conservation Area, mainly affecting the outlook from

the mansions overlooking Lissenden Gardens.

- 4 Furthermore, there is considered to be a notable public benefit arising from the proposals, which is seen to outweigh the identified harm to the affected designated heritage assets.

One comment was and one letter of support were received on the application from neighbouring properties, and alongside the planning history of the site was taken into account when coming into this decision. Special regard has been paid to the desirability of preserving or enhancing the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the character or appearance of the Bloomsbury Conservation Area under s.66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

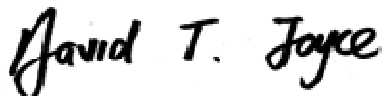
As such, the proposed development is in general accordance with policies CC1, CC2, C2, C3, D1, D2, A1, and A2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the NPPF 2012.

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 slanted style.

David Joyce
Director of Regeneration and Planning