

Application ref: 2017/5852/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 4 May 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Randall Architecture  
Suite B4, Mindenhall Court  
High Street  
Stevenage  
Hertfordshire  
SG1 3UN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1-8 College Yard  
London  
NW5 1NX**

Proposal:

Details of photovoltaic cells (condition 7) and 1.8 metre high screens (condition 8) in relation to planning permission (2014/5054/P) dated 30/03/2015 for the erection of a three storey building comprising 6x residential units, following the demolition of the existing two storey warehouse building (Class B8).

Drawing Nos: (5738 (C)-)103 rev C, 103 rev D, 200 rev D, 201 rev C, 310 rev C; Canadian Solar Panel specification sheet ref. V5.53\_EN (Nov 2016); Roof Mount System specification sheet (Schletter Canada Inc.); Block Compliance worksheets (PB Sustainability Ltd.); Unnumbered College Circuit Diagrams (Britsolar Ltd.); Growatt Technology Datasheet; Supporting photographs (panel layout & accessibility); Email from Randall Architecture dated 03/05/2018.

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for granting approval:

Details of photovoltaic cells and 1.8 metre high screens have been submitted to discharge conditions 7 and 8 respectively in relation to planning permission (2014/5054/P) dated 30/03/2015.

Condition 7: the details for the photovoltaic cells include plans showing the location and extent of photovoltaic cells to be installed on the roof of the building. The Council's Sustainability Officer reviewed the details and requested further information regarding the operation and energy output from the proposed panels given that the original proposals included 39 panels and the submitted details show the number to have been reduced to 29 panels.

Further information was submitted, including manufacturer's specifications and technical details for the panels and associated equipment, which provided details of the front & rear elevations, total system capacity, confirmation of the selected panel wattage, achievement of Council CO2 reduction targets, adequate PV panel layout for effective inspection, repair and maintenance of a flat roof system, and meter and inverter locations. These additional details when considered alongside the originally submitted information are considered would provide adequate on-site renewable energy facilities in accordance with the condition and are acceptable.

Condition 8: the submitted details of the 1.8 metre high screens to the front roof terraces are considered sufficient to prevent overlooking to neighbouring garden and are appropriate in terms of design and materials to this context.

Both the photovoltaic cells and 1.8 metre high screens are considered to be acceptable additions to the character and appearance of the host building and the wider area.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed under planning permission (2014/5054/P) dated 30/03/2015.

As such, the submitted details are in general accordance with policies A1, D1, CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 30/03/2015 (2014/5054/P) which needed details to be submitted and approved have been discharged.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning