

Application ref: 2018/2087/P
Contact: Leela Muthoora
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Date: 23 July 2018

Development Management
Regeneration and Planning
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A A B Architects
Studio 9 Bickerton House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Waterlow Park Centre
Dartmouth Park Hill
London
N19 5JF

Proposal:

Installation of 127x solar photo-voltaic panels to existing roof of park centre.

Drawing Nos: Design & Access Statement May 2018, JA Solar data sheet JAM60S02 PR 285-305 1000V Black Module Series 305W Monon Si 70 Cells, 342 P_3_01, (352_) 0_01, 0_10, 0_11, 0_20, 1_10, 1_11, 2_01

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 Design & Access Statement May 2018, JA Solar data sheet JAM60S02 PR 285-305 1000V Black Module Series 305W Monon Si 70 Cells, 342 P_3_01, (352_) 0_01, 0_10, 0_11, 0_20, 1_10, 1_11, 2_01.

Reason:

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

- 4 A sample solar photovoltaic panel demonstrating the proposed colour and texture shall be submitted to and approved in writing by the local planning authority and samples of those panels shall be provided on site.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A1 (Management the impact of development), D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal to install solar photovoltaic panels to the roof of the centre is considered appropriate as they respect and integrate well with the host building and are comprised of high quality materials. The location has been chosen for its solar exposure whilst being less visible due to the low-lying nature of the building, gradient of the hill and screening provided by existing trees limiting views of the proposed panels. The existing roof is not visible from the neighbouring Grade II listed building of Lauderdale House therefore, the proposals would preserve the setting of this heritage asset.

The main views of the proposal would be within the park from the north-west of the centre; due to the pitch of the roof slope, the type of panel chosen which has an anti-reflective coating and the existing trees and vegetation, the proposal is not considered to have any greater visual impact than the existing roof slope. The views of the panels from south towards the front elevation of the building would be obscured by the brick parapet. Therefore, the proposed panels would have a minor visual impact which would not be considered to detract from views of the building, the Metropolitan Open Land of the park and preserves the character and appearance of the Highgate Village Conservation Area.

Whilst the proposal may have limited visibility from the upper floor windows facing west from the buildings on Highgate High Street, given the reasons previously stated, the proposals would not significantly harm the amenity of adjoining residential occupiers, in terms of outlook.

The solar panels would be installed on rails attached to the existing roof structure, using the roof pitch to angle the panels and would have no mechanical moving parts which would require minimal routine maintenance. Due to the low-rise and accessible nature of the existing roof, access for maintenance would not adversely impact the host building.

Sustainability is a high priority for London Borough of Camden and Greater London Authority and the proposal uses a large roof area of 205m² to maximise solar energy collection.

Seven letters of support were received and the planning history of the site were taken into account when coming into this decision.

Special attention has been paid to the desirability of preserving and enhancing the character or appearance of the Highgate Village Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

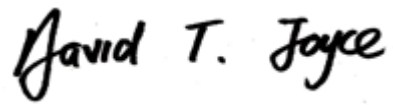
As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), and A2 (Open space), C2 (Community facilities), D1 (Design), D2 (Heritage), CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).
- 3 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.

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:

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