

Application ref: 2018/2591/P
Contact: Leela Muthoora
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Date: 28 September 2018

Development Management
Regeneration and Planning
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Mr Ciaran Jebb
University College London
Gower Street
London
WC1E 6BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
UCL Hostel
Langton Close
London
WC1X 0HD

Proposal: Installation of solar panels to flat roof of student accommodation.

Drawing Nos: Structural Report dated May 2018, SunPower X-Series Residential Solar Panels X22-360, LG Neon LG(350, 355, 360, 365)Q1C-A5, Inverter Data Sheet 14 May 2018, 103001, 103002 rev03, 103003 rev03, 103004.

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 Structural Report dated May 2018, SunPower X-Series Residential Solar Panels X22-360, LG Neon LG(350, 355, 360, 365)Q1C-A5, Inverter Data Sheet 14 May 2018, 103001, 103002 rev03, 103003 rev03, 103004.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed installation of solar photovoltaic panels to the flat roof of the existing student accommodation are 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 due to the roof height at 6th floor level whilst minimising the visual impact. The nearest neighbouring buildings are equivalent in height to the host building and the existing roof is not visible from ground level. Therefore, the proposed panels would have a minor visual impact which would not be considered to detract from views of the building and preserves the character and appearance of the surrounding Bloomsbury Conservation Area.

Whilst the proposal may have limited visibility from the upper floors of the nearest neighbouring tall buildings, the proposals would not significantly harm the amenity of adjoining residential occupiers, in terms of outlook or light pollution from glare because the panels would be installed at a shallow pitched angle and set back by at least 1.8 metres behind the parapet of the existing roof structure.

Sustainability is a high priority for London Borough of Camden and Greater London Authority and the proposal uses a large roof area of approximately 400 square metres to maximise solar energy collection.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character or appearance of the Bloomsbury 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), D1 (Design), D2 (Heritage) and 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 2018.

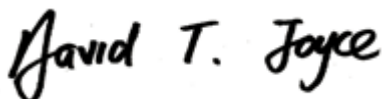
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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:

<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