

Application ref: 2018/4971/P
Contact: John Diver
Tel: 020 7974 6368
Date: 14 January 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

HTP Architecture LLP
22A Hill Street,
RICHMOND,
TW9 1TW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**International Hall
Lansdowne Terrace
London
WC1N 1AS**

Proposal:

Installation of PV cell arrays to three areas of flat roof of university student accommodation building (Use Class C2)
Drawing Nos: LP02, BP02, FP02 and PP02.

Supporting: International Hall Heritage, Design & Access Statements (Oct 2018); Van Der Valk International Hall Project report (dated 04.12.2018); EPC Solar PV Project report (28.11.18); Roof plan satellite image mark up and installation schematic; ValkPro+ Installation manual; TrinaSolar 'Honey' PV Cell specification; SolarEdge Three Phase Inverters SE4K - SE12.5K specification; SolarEdge Three Phase Inverters installation guide

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 The development hereby permitted shall be carried out in accordance with the following approved plans: LP02, BP02, FP02 and PP02.

Supporting: International Hall Heritage, Design & Access Statements (Oct 2018); Van Der Valk International Hall Project report (dated 04.12.2018); EPC Solar PV Project report (28.11.18); Roof plan satellite image mark up and installation schematic; ValkPro+ Installation manual; TrinaSolar 'Honey' PV Cell specification; SolarEdge Three Phase Inverters SE4K - SE12.5K specification; SolarEdge Three Phase Inverters installation guide

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The installation is proposed in order for the university to reduce the building's environmental impact via the creation of renewable energy onsite to meet existing demand. The provision of PVs is therefore welcomed and would accord with the Council sustainability policies relating to energy (CC1/CC2).

The proposed PV cell array would sit on top of the existing flat roof of the modern wings of the university building (build circa 1960). No alterations are proposed to the listed buildings which adjoin the property to its South Western corner. The installation would be set in from all roof edges to ensure that it would not be visible in any public views from street level. The only views afforded towards the array once installed would be from the upper floor windows of the taller commercial buildings to the South. The flat roof is already host to a range of servicing and ventilation equipment because of its limited visibility meaning that the proposed PV array would not appear out of place from the views afforded from within the top floors of surrounding buildings. As the installation would remain fully concealed from any public or private view (other than from within the host building), the works are considered to maintain the character and appearance of the host building and conservation area. The works would not cause harm to the setting of any adjoining or nearby listed building or protected garden.

The development would not result in the loss of amenity to any residential occupier. As all construction materials can be stored onsite within the central car park and all works will take place within the curtilage of the building, the development would not require a Construction Management Plan to mitigate impacts to the highway, as confirmed by the Council's Transport officers.

No comments were received following a process of public consultations. The sites planning history was also 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 Bloomsbury conservation area under and 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 proposal is in general accordance with policies D1, D2, A1, A4, CC1, CC2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

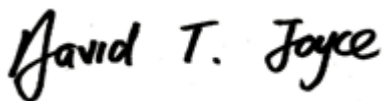
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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 paragraph 38 of the National Planning Policy Framework 2018.

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