

Application ref: 2019/4888/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 30 January 2020

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

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Mr Shyam Chudasama  
30 The Comyns  
Bushey Heath  
Hertfordshire  
WD23 1HP

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Rear of 22 Hillfield Road  
London  
NW6 1PZ**

Proposal:

Installation of 7 solar panels and green roof on flat roof of the residential dwelling.  
Drawing Nos: PL 001; HRL/2018/05; Sky Garden Sedum Blanket VGSB30; Sedum Blanket System SGS02; Sedum Roof Maintenance Plan and Trina Solar Honey Framed 60-Cell Module.

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- PL 001; HRL/2018/05; Sky Garden Sedum Blanket VGSB30; Sedum Blanket System SGS02; Sedum Roof Maintenance Plan and

Trina Solar Honey Framed 60-Cell Module.

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

- 3 The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development adequately takes account of biodiversity and the water environment in accordance with policies CC1, CC2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed 7 photovoltaic cells on the flat roof of this new dwelling would be appropriately located, setback from the edges and with minimum visibility behind the perimeter parapet. As such, they would have minimal visual impact on the appearance of the host building and surroundings, given its location and context.

The PV panels will result in a reduction in the dwelling's overall energy consumption and the use of such renewable technology is supported and welcomed here.

The green sedum roof is considered acceptable in principle and will enhance biodiversity. Details have been provided which show a variety of appropriate species and an appropriate maintenance strategy to ensure the longevity of the green roof in the long term. These details are acceptable.

Overall, it is considered that the proposed roof alterations would not be harmful to the character and appearance of the host building or the wider area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Therefore, the proposed development is in general accordance with policies A1, A3, D1, CC1 and CC2 of the London Borough of Camden Local Plan 2017. The proposal accords with policy A13 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any

requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer