

Planning Services
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

23rd January 2020

Our project ref. no: 291

To whom it may concern,

re: Application for a Lawful Development Certificate for the installation of Solar Photovoltaic (PV) panels and an Air Source Heat Pump at 33 Hampstead Lane, N6 4RT

We write on behalf of our client, Ms Berridale-Johnson, under section 191 for the Town and Country Planning Act 1990 (as amended) to apply for a Lawful Development Certificate: Proposed Use in relation to proposed addition of Solar PV panels to the rear roof slope of 33 Hampstead Lane, and an air source heat pump.

33 Hampstead Lane is a 4 storey semi-detached Victorian house in the London Borough of Camden on the south side of the street, which forms the borough boundary with Haringey. The property is not listed but is located in the Highgate Conservation Area. The property is not subject to an Article 4 Direction removing permitted development rights for solar panel or air source heat pump installations.

The certificate application seeks to confirm that the proposed installation of solar panels on the rear roof slope of the property and an air source heat pump is permitted development, and therefore does not require planning permission.

The submission pack includes the following documents:

- Application form
- Site location plan
- Existing and proposed drawings
- This covering statement
- A Fee of £103.00 has been paid online

Assessment of Proposed Changes

Solar Panels

As stated in the guidance on solar panels and planning permissions, found on London Borough of Camden's (LBC) website, the installation of solar panels is permitted development under Class A – installation or alteration etc of solar equipment on domestic premises in conservations areas that are not covered by an Article 4 Direction which removes permitted development rights for solar panel installations.

The guidance states that in order to comply with permitted development conditions, the solar panel should be sited, so far as is practicable, to minimise its effect on the external appearance of the building and the amenity of the area. We confirm that this proposal is inline with the guidance and Permitted Development Rights, Schedule 2, Part 14: Renewable energy, Class A, as follows:

- The solar panels will be mounted on a dwellinghouse;
- The panels will **not** protrude more than 20cm from the external surface of the roof slope, when measured perpendicularly;
- The highest part of the solar panel or equipment will **not** be higher than the highest part of the roof (excluding any chimney);
- The panels will be installed on the rear roof slope which does **not** face a highway, (includes roads, paths and public rights of way);
- The property is **not** a listed building or within the curtilage of a listed building;

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- The conservation area is **not** subject to an Article 4 Direction which removes permitted development rights for solar panel installations.

Air Source Heat Pump

As stated in the guidance on air source heat pumps and planning permissions, found on London Borough of Camden's (LBC) website, the installation of an air source heat pump is permitted development under Class G – installation or alteration etc of air source heat pumps on domestic premises, in conservations areas that are not covered by an Article 4 Direction which removes permitted development rights for solar panel installations.

The guidance states that in order to comply with permitted development conditions, the air source heat pump should be used solely for heating purposes, and be sited, so far as is practicable, to minimise its effect on the external appearance of the building and the amenity of the area. We confirm that this proposal is inline with the guidance and Permitted Development Rights, Schedule 2, Part 14: Renewable energy, Class G, as follows:

- The air source heat pump will comply with the MCS Planning Standards or equivalent standards;
- The development will **not** result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building;
- A wind turbine is **not** installed on the same building or within the curtilage of the dwellinghouse;
- A stand-alone wind turbine is **not** installed within the curtilage of the dwellinghouse
- The volume of the air source heat pump's outdoor compressor unit (including any housing) will not exceed 0.6 cubic metres;
- Any part of the air source heat pump will **not** be installed within 1 metre of the boundary of the curtilage of the dwellinghouse
- The air source heat pump will **not** be installed on a pitched roof;
- The air source heat pump will **not** be installed on a flat roof where it would be within 1 metre of the external edge of that roof;
- The air source heat pump will **not** be installed on a site designated as a scheduled monument;
- The air source heat pump will **not** be installed on a building or on land within the curtilage of the dwellinghouse that is a listed building;
- In the case of land within a conservation area the air source heat pump-
 - Will **not** be installed on a wall of roof with fronts a highway; or
 - Will **not** be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwelling house which is nearest to that highway.

Conclusion

It is considered that the proposed installation of solar panels on the rear roof slope of the property and an air source heat pump to the main flat roof of the property constitute permitted development and therefore does not require the benefit of planning permission. As such we hope that the Certificate of Lawfulness can be issued without delay.

I look forward to receiving confirmation that the application has been registered and validated. Please do not hesitate to contact us if you require any further information regarding this application.

Yours faithfully,

Robert Dye

for and on behalf of
Robert Dye Architects LLP

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