

Application ref: 2019/3061/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 19 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Mr Alex Maclean
4a
Upper Park Road
LONDON
NW3 2UP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**2-4B Upper Park Road
London
NW3 2UP**

Proposal:

Installation of solar panels on top of roof extensions.

Drawing Nos: Location Plan, Design and Access Statement, Proposed Roof Plan, Proposed Front Elevation, Proposed Section, Proposed Rear Elevation, Existing Rear Elevation, Existing Front Elevation and Existing Roof Plan

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

Drawing Nos: Location Plan, Design and Access Statement, Proposed Roof Plan, Proposed Front Elevation, Proposed Section, Proposed Rear Elevation, Existing Rear Elevation, Existing Front Elevation and Existing Roof Plan (Last received 12/07/2019)

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

Informative(s):

1 Reason for granting permission-

The application site contains a group of six two-storey terraced dwellinghouses that have been extended at roof level. The single storey roof extensions on top of the dwellinghouses that were granted planning permission on 21/01/2019 were observed on site to be substantially completed. The site is within the Parkhill Conservation Area. The proposal includes the installation of solar panels on top of the single storey roof extensions.

The proposed solar panels will be installed on the front and rear roof slopes of the single storey roof extensions at Nos. 2, 2a, 2b, 4, 4a and 4b Upper Park Road that were approved in 2019 (ref: 2017/4162/P). The solar panels would be angled at the lowest recommended angle (10 degree) and would be set back from the front and rear elevations. The top of the solar panels will be approximately the same height as the ridge of the roofs of the newly extended properties and the design of the panels would be in keeping with the character of the approved modern character of the roof extensions. Overall, the works are considered appropriate in design terms and given the location of the panels, only the top section of the panels may be visible from the public realm along Upper Park Road. The proposal would not adversely affect the character and appearance of the host properties and would preserve the character and appearance of the wider Parkhill Conservation Area and would not affect the special interest of the nearby Listed Building (No. 148 Haverstock Hill).

Given the modest nature of the proposed alterations, the proposal would not result in undue harm to neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and are considered acceptable.

No objections were received prior making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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 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