

Application ref: 2019/6016/P
Contact: David Peres Da Costa
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Date: 18 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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LTS Architects
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NW5 2QL
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Kentish Town Primary School
Islip Street
London
NW5 2TU

Proposal:

Installation of solar PV panels to 5 roofs.

Drawing Nos: 1923_: 013 P0; 001 P01; 002 P01; 012 P0; 009 P01; 010 P01; 006 P0;
007 P0; 005 P0; 004 P0; 003 P0; 008 P0; Design and Access Statement dated
November 2019;

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 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:

1923_: 013 P0; 001 P01; 002 P01; 012 P0; 009 P01; 010 P01; 006 P0; 007 P0; 005 P0; 004 P0; 003 P0; 008 P0; Design and Access Statement dated November 2019

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of PV panels (to be submitted to the Local Planning Authority) and samples of PV panels (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The application seeks approval for 195 PV panels on various pitched and flats roof of the existing school (71 panels on roof 1, 26 panels on roof 2, 40 panels on roof 3, 36 panels on roof 4 and 22 panels on roof 5). The panels would project 0.14m above the existing pitched slate roof. The installation is intended to provide more than half the electrical energy for the school. This would be in accordance with Policy CC1 which supports and encourages sensitive energy efficiency improvements to existing buildings.

While the site is not in a conservation area, the conservation area boundary runs down Islip Street adjoining the southern boundary of the school. The front elevation of the school faces the conservation area.

Planning permission was granted for a single storey extension to the west of the existing school (2009/0581/P). The extension has a strong, angular roof form with a shallower and lower roof form on the Islip Street frontage and with a greater height towards the middle of the site. The majority of the PV panels would be located either on the pitched roofs of the recent extension (roof 3 and

4) or on the flat roof (roof 1) of the building to the east of the main school building.

The PV panels on the historic school building are sensitively sited and would not harm the appearance of this part of the building. The PV panels on the recent extension would be consistent with the contemporary form of the extension and so would not harm the appearance of this part of the school. The PV panels on the flat roof would not be visible from the street. The panels would have black frames which would match the existing dark grey roof tiles. Details of the PV panels would be secured by condition. The PV panels would preserve the character and appearance of the Bartholomew Estate Conservation Area.

The PV panels would not affect neighbouring amenity in terms of daylight, sunlight or outlook

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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 D1, D2, CC1 and A1 of the Camden Local Plan 2017; and policy D3 of the Kentish Town Neighbourhood Plan. The development also accords with the NPPF and the London Plan 2016.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer