

Application ref: 2019/5209/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Date: 2 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Martin Narraway  
96 Highgate West Hill  
London  
N6 6NR

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**25 Wolsey Mews**  
**London**  
**NW5 2DX**

Proposal: Installation of 8 additional solar PV panels to the existing array on roof of existing community centre (Class D1).

Drawing Nos: Design & Access Statement Dec 2019, Site location plan, Existing and proposed elevations, PV layout information, Existing & Proposed Roof Plan 370 1 10

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 and D2 of the London Borough of Camden Local Plan 2017, as well as Policies D3 and SSP4 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement Dec 2019, Site location plan, Existing and proposed elevations, PV layout information, Existing & Proposed Roof Plan 370 1 10.

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

#### Informative(s):

- 1 Reason for granting permission

The proposal to install additional solar photovoltaic panels (PVs) to the roof of the community centre is considered acceptable as they respect and integrate well with the host building and existing PVs. The location has been chosen for its solar exposure whilst being less visible due to the low level of the building. There would be limited visibility through a gap between buildings on Caversham Road, therefore, the proposed panels would have a minor visual impact but would not be considered to detract from views of the building, and preserves the character and appearance of the Bartholomew Estate Conservation Area.

Whilst some panels would have limited visibility from the upper floor windows facing the building, given the reasons previously stated, the proposals would not significantly harm the amenity of adjoining residential occupiers, in terms of outlook, overbearing or loss of light.

Due to the low-rise and accessible nature of the existing roof, access for maintenance would not adversely affect the host building.

Sustainability is a high priority for the London Borough of Camden and Greater London Authority and the proposal uses a roof area of 53 square metres to maximise solar energy collection.

No comments have been received prior to the determination of this application. The site's planning history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character or appearance of the Bloomsbury 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 A1, A2, A3, C2, D1, D2, CC1 and CC2 of the London Borough of Camden Local Plan 2017. The development also accords with Policies D3 and SSP4 of the Kentish Town Neighbourhood Plan 2016, 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 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 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.

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