

Application ref: 2020/1816/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 8 June 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
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Space House
1 Kemble Street and 43-59 Kingsway
London
WC2B 4TE

Proposal:

Solar PV panel feasibility report required by condition 14 (part a) of planning permission ref: 2019/2773/P dated 26/11/2019 for the change of use of Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis); removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; and associated works (summary).

Drawing Nos: Solar PV Feasibility Assessment dated April 2020.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission

Condition 14 required the applicant to submit a solar photovoltaic feasibility assessment with the aim of maximising the provision of solar photovoltaics. The condition was imposed as solar panels were not proposed at application stage owing to the listed status of the building resulting in a very low CO2

saving from renewables of 0.13% from the installation of air source heat pumps (ASHP) to serve the ground floor retail units only. The policy requirement is for development to achieve a 20% reduction in CO2 emissions through renewable technologies. Whilst this was accepted given the significance of the roofscape and the heritage gains provided from reducing the plant and clutter at roof level, officers considered that more could be done to maximise renewable technologies.

A Solar Feasibility Assessment has been submitted, prepared by Donald Insall Associates, Squire and Partners and Atelier 10, which reviews the site's suitability to host solar photovoltaic panels from an architectural, heritage and energy perspective. The feasibility report finds that, although PVs are technically possible at the site, they are not considered feasible overall due to:

- i. Identified less than substantial harm caused to the listed building which is not outweighed by public benefits;
- ii. Design, access and maintenance constraints; and
- iii. The solar PVs would only generate 1.8% carbon emissions reduction, whereas the contribution of ASHPs as a renewable technology (for space heating only) achieves a 35.7% carbon reduction.

Since approval, detailed design work has led to the utilisation of air source heat pumps as the primary heating and cooling source for the whole site which has contributed to substantial carbon emission savings (35.7%). The potential energy to be generated from PVs would not make a significant contribution to the overall carbon emission saving (less than 2%) even when maximised in area on both roofs.

Given that renewable technologies are now proposed which would meet the policy requirement of at least 20% reductions in CO2 emissions, the lack of solar photovoltaics at the site is accepted, and it is recommended that condition 14 is discharged. A full Energy Statement was secured by S106 agreement which required full details of renewable technologies and the maximum feasible target to be submitted for approval, which shall secure the new, higher, CO2 savings.

No objections were received prior to determination.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details would ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local plan 2017.

- 2 You are reminded that conditions 13 (Artificial Lighting), 18 (Landscape details), 21 (Retail layout), 22 (Safety and security), and 23 (Restaurant management strategy) of planning permission granted on 26/11/2019 under reference 2019/2773/P are outstanding and require details to be submitted and

approved.

Details have been submitted for condition 16 (Air quality) which is pending determination.

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