

Application ref: 2020/0658/L
Contact: Nora-Andreea Constantinescu
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Date: 15 June 2020

Development Management
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London Borough of Camden
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Mr Niall Monaghan
7 Kelly Street
Camden Town
London
NW1 8PG
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Kelly Street
London
NW1 8PG

Proposal: New PV solar panels on the valley roof and rear return, of residential building.

Drawing Nos: Design and Access Statement 12/02/2020; Fist4solar Longi 305Wp All Black Monocrystalline Module; PA_001; PA_002; PA_003; Renusol Mounting Systems.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement 12/02/2020; Fist4solar Longi 305Wp All Black Monocrystalline Module; PA_001; PA_002; PA_003; Renusol Mounting

Systems.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed PV solar panels would sit on the slopes of the existing valley roof of the host building, and on top of the flat roof of the existing two storey rear extension. The panels would have a matt finish, and thin frames to reduce their visual impact.

To the front, the valley roof is bordered by high parapet which would restrict views to the PV panels from the street and wider area. To the rear, the parapets of the valley roof project beyond the roof slope and PV panels, which would restrict views from the rear gardens and wider area. The existing roof materials are not original and the panels would be placed on a mounting system compatible with pitched slate roofs, which allows them to be removed in the future, without harming the roof structure or materials. Given the proposed panels would be reversible and concealed from public views, it is considered that they would not harm the significance of the listed building which drives principally from the group value of the uniform front elevations and railings.

In relation to the rear extension, given the sun orientation, the panels would have a very low angle (10degrees), which would still allow them to sit behind the extension's parapet. The extension's roof is bitumen, which does not hold any particular significance. Due to the height of the extension and plot configuration, it is possible that glimpses of the panels would be seen from the adjacent three storey building, resulting in a less than substantial harm.

The proposed installation of PV panels has been balanced in line with the statutory duty of protecting the significance of the heritage assets as required under Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and climate change mitigation and adaptation requirements. On balance, it is considered that the less than substantial harm resulting from the limited private views of the panels on the roof of the rear return would be outweighed by provision of green energy and carbon footprint reduction of the occupiers, in line with Be Green step of the energy hierarchy. The panels address the requirement of developments to respond to climate change mitigation and adaptation policies, which is accepted.

Overall, it is considered that the proposed panels would preserve the character and appearance of the listed building, and would not harm its significance. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposed development is in general accordance with policy D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer