

Application ref: 2020/2316/P
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Gibberd Limited
Frederick Gibberd Partnership
117-121 Curtain Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Cambridge House
373-375
Euston Road
London
NW1 3AR

Proposal:

Details of PVs required by condition 16 (solar PVs) of planning permission ref 2017/7079/P dated 13/02/2019 for: Change of use from offices and car showroom to education uses D1) and associated works (including refurbishment, a two storey extension, lowering of basement and creation of a terrace)

Drawing Nos: I1755-100-03 and G0642-GIB-00-06-PL-A-2018 Rev C04.

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

Informative(s):

1 Reasons for approval:

Full details have been submitted to discharge condition 6, which requires plans showing the location and extent of photovoltaic (PVs) cells on the main roof of the lecture theatre extension. The applicant is required to install a meter to monitor the energy output. This forms part of the applicant's submission under an energy renewables plan confirming the site would achieve BREEAM

'Excellent'. Overall, the details would ensure the development provides adequate on-site renewable energy facilities.

In design/townscape terms, the PV layout was developed to follow the geometry of the folding roof planes, with PVs staggered to sit sympathetically with the seams of the copper cladding. The design intent was to clip the PVs to the standing seams, keeping the system as close to the roof plane as possible. Given this and the limited visibility of the PVs, there is no objection from a design perspective.

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

As such, the proposed details are in accordance with the requirements of policy CC1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (cycle parking), 17 (Sound insulation), 20 (green roof), 21 (mechanical ventilation) and 24 (SUDS) of planning permission 2017/7079/P dated 13/02/2019 are outstanding and require details to be submitted and approved.

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
Director of Economy, Regeneration and Investment