

Application ref: 2020/2039/P  
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Date: 26 August 2020

**Development Management**  
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GMA Architecture Ltd  
UK House  
82 Heath Road  
Twickenham  
TW1 4BW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**22 Lancaster Grove**  
**London**  
**NW3 4PB**

#### **Proposal:**

Details of photovoltaic cells required by condition 13 of planning permission reference 2015/6106/P dated 29/03/2017 (as amended by planning permission references 2018/4896/P dated 09/09/19 and 2019/6091/P dated 10/01/2020) for erection of a 2 storey dwellinghouse with basement and attic

Drawing Nos: Proposed site plan 228-17-PL12; Bauder flat roof drawing 'D0100-00W\_011-001 rev -01; General arrangements roof plan 228-17-GA06; Solis inverter specification sheet; ABB-B-Series-Datasheet - B23 Generation Meter; JA Solar - 340W Monocrystalline Panel Datasheet.

The Council has considered your application and decided to grant permission

#### **Informative(s):**

##### **1 Reasons for approval-**

Condition 13 requires details of photovoltaic cells and confirmation of the installation of a meter to monitor the energy output from the approved renewable energy systems. The details indicate the presence of fewer photovoltaic panels (17) than identified in the sustainability strategy which was

approved with the original permission (24). However, further explanatory details have been received from the design team which clarify that the original energy strategy produced in 2013 placed significant emphasis on the later stage of be-green. A re-appraisal of the energy strategy has led to the design placing greater emphasis on energy saving from the 'be lean' focus of the energy hierarchy, which allows the development to still achieve the 35% carbon emission savings beyond Part L of the 2013 Building Regulations using fewer PV Panels.

The applicant has confirmed that the angled photovoltaic panels will rise to c.330mm above the roof, as part of the Bauder system, including the depth of the panel itself. Given their setback position on the roof and the limited lines of sight from the position of the dwelling on the plot, the PVs are unlikely to be widely visible from the public realm and would therefore preserve the character and appearance of the building and the Conservation Area. The submitted details include details of the output measuring device for monitoring PV electricity production.

Overall the proposals the proposals are in general accordance with policies CC1, CC2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 9 (landscaping) of planning permission reference 2015/6106/P dated 29/03/2017 is currently under assessment and requires written approval before commencement of above ground work.

The remainder of condition 4 (materials) requires details to be submitted for approval prior to the relevant works.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Director of Economy, Regeneration and Investment