

Application ref: 2018/5185/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 27 November 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

Planning Potential Ltd
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

17 Charterhouse Street
London
EC1N 6RA

Proposal:

Details of PV panels required by condition 7 of planning permission 2017/4586/P granted on 24/01/2018 (for extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street.)

Drawing Nos: PV location and extent (briefing note) dated October 2018 and Energy Statement dated January 2019.

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

Condition(s) and Reason(s):

Informative(s):

- 1 Reason for granting permission:

Details have been submitted demonstrating the location and extent of photovoltaic cells to be installed at the application site. The current proposals show a reduction in the number of solar panels previously approved due to structural reasons, although this reduction has been partly mitigated by the installation of further panels on an additional roof.

The amendments have resulted in a reduction in the renewable energy contribution from the approved 9.5% to 8.4%. Consequently, the applicant is proposing to increase the carbon offset contribution (previously secured by S106 legal agreement) to provide an additional £4775 (from £26,839 to £31,614). The Council's sustainability officer has reviewed the submitted details and confirmed this is an acceptable solution. As such, the details are considered sufficient to discharge condition 7, subject to a S106 deed of variation to increase the carbon offset contribution.

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 surrounding conservation area.

As such, the proposed details are in general accordance with policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/4586/P granted on 24/01/2018 which need details to be submitted, have been 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
Chief Planning Officer