

Application ref: 2019/6335/L
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Mr Philip Herrey
116 St Pancras Way
London
NW1 9NB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

116 St Pancras Way
London
NW1 9NB

Proposal:

Installation of PV solar panels and replacement of cement tiles with slate tiles, all on main valley roof of the building.

Drawing Nos: A160_101 Rev I1; A160_105 Rev 11 - Roof existing plan; A160_105_V3; A160_381 Rev 11 - Existing Rear Elevation; A160_380_V3; A160_380 Rev 11 - Existing street elevation; A160_381_V3; Clenergy - PV-exRack SolarRoof Pro Catalogue; Smart monitor - Enphase Envoy-S Standard; LG Neon 2 Black - LG340N1K-L5 340W; A160_DOC_3_Design and Access Statement.

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:

A160_101 Rev I1; A160_105 Rev 11 - Roof existing plan; A160_105_V3; A160_381 Rev 11 - Existing Rear Elevation; A160_380_V3; A160_380 Rev 11 - Existing street elevation; A160_381_V3; Clenergy - PV-exRack SolarRoof Pro Catalogue; Smart monitor - Enphase Envoy-S Standard; LG Neon 2 Black - LG340N1K-L5 340W; A160_DOC_3_Design and Access Statement.

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.

- 4 Before the relevant part of the work is begun, a photograph of a sample and product specifications for Welsh natural slate shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The proposal includes an array of 11 PV panels installed on the 2 slopes of the existing valley roof. The panels would be fully black, including the frames, to match the slate colour of the roof covering. They have been positioned so that they would be barely visible from the street and wider area. As such, due to their projection and position, the proposed solar panels would preserve the appearance and setting of the host listed building. The panels would be attached to the roof on slate fixings, fastened on the rails of similar dimensions. The installation would be reversible and therefore would not result in harm to the historic fabric of the building.

It is also proposed to replace the existing non-original concrete tiles with natural (Welsh) slate. The roof of the building was originally covered in natural slates and therefore this proposal is welcomed as a benefit to the building and would preserve and enhance the character and appearance of the listed building. Details of the Welsh roof slate would be secured by condition.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 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 the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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.

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