

Application ref: 2021/4303/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Carter Jonas  
One Chapel Place  
London  
W1G 0BG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**The British Library**  
**96 Euston Road**  
**London**  
**NW1 2DB**

Proposal:

Installation of laterally mounted photovoltaic and thermal (PVT) collector arrays at the fourth floor and the installation of internal pipework and associated plant at basement level of existing library building.

Drawing Nos: Site Location Plan; 21027-CBP-XX-04-DR-A-3400- P01; 21027-CBP-XX-04-DR-A-2050- P01; 21027-CBP-XX-04-DR-A-1000-P01; 21027-CBP-XX-04-DR-A-3310-P01; 21027-CBP-XX-04-DR-A-3300-P01; 21027-CBP-XX-04-DR-A-3210-P01; 21027-CBP-XX-04-DR-A-3200-P01; 21027-CBP-XX-04-DR-A-3110-P01; 21027-CBP-XX-04-DR-A-3100-P01; Solar Glint and Glare Study July 2021; Plant Noise Assessment 206/0146/R2 3rd September 2021; Energy and Sustainability Statement 23rd August 2021;

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan; 21027-CBP-XX-04-DR-A-3400-P01; 21027-CBP-XX-04-DR-A-2050-P01; 21027-CBP-XX-04-DR-A-1000-P01; 21027-CBP-XX-04-DR-A-3310-P01; 21027-CBP-XX-04-DR-A-3300-P01; 21027-CBP-XX-04-DR-A-3210-P01; 21027-CBP-XX-04-DR-A-3200-P01; 21027-CBP-XX-04-DR-A-3110-P01; 21027-CBP-XX-04-DR-A-3100-P01; Solar Glint and Glare Study July 2021; Plant Noise Assessment 206/0146/R2 3rd September 2021; Energy and Sustainability Statement 23rd August 2021;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

This application seeks approval for the installation of laterally mounted photovoltaic and thermal (PVT) collector arrays on the flat roof at fourth floor level of the British Library, together with the installation of internal pipework and associated plant at basement level.

The proposed works are considered acceptable in design and heritage terms, in addition to being a great benefit in environmental terms to the British Library by reducing its own carbon footprint. Although the panels will be installed on a prominent flat roof at the front of the library complex, on the south-east side adjacent to Pancras Road, they will have minimal visual impact in long views from the Kings Cross St Pancras Conservation Area and from the Bloomsbury Conservation Area as they are horizontal in nature. The panels will be visible from existing heritage assets, namely from windows in the western flank wall of the St Pancras Renaissance Hotel and from those in the library building itself overlooking the flat roof projection. However, the roof in question is not one of the principal sloping roofs of the grade I listed building which define its character, but rather a roof of secondary importance. The panel installation will be uniform with a module fitting in with the existing proportions and dimensions of the building, and will have a low-key appearance in terms of texture, finish and colour, minimising visual impact.

The application provides a high level of detail on structural loading and integration of service ducts into the existing building. The existing roof has been constructed to accommodate the extra weight of the panels, which will be of a reversible nature with no long-term harm caused to the existing roof covering. As the building is of a robust, modern construction with existing service areas and service runs, the ductwork routes will maximise existing provisions and will have minimum impact visually and functionally.

The noise generating equipment will be installed internally within the basement of the building and will expel heat into an existing riser which extends 45m up to the level 4 roof. The nearest noise-sensitive receivers to the proposed plant installation have been identified as the upper floor windows of St Pancras Renaissance Hotel, Midland Road. The Council's Environmental Health Officer has considered the application and accepts that the calculations show that the noise emission levels of the proposed plant strategy meet the Local Authority criteria during the operating period with no requirement for additional mitigation and should not have an adverse impact on the nearest sensitive receivers.

Due to the nature of the proposed works as well as their location, the works are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of loss of outlook or daylight/sunlight.

Historic England were consulted on the application and had no objection to the proposals. No objections have been received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance policies A1, A4, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 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, 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 2021.

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