

GDPO Prior Approval		Application number	2022/0641/P
Officer		Expiry date	
Ewan Campbell		04/12/2015	
Application Address		Authorised Officer Signature	
Talacre Community Sports Centre Prince of Wales Road London NW5 3AF			
Conservation Area		Article 4	
N/A		No	
Proposal			
Installation of solar panels on the roof of Talacre Community Sports Centre under schedule 2 Part 14 of GDPO 2015			
Recommendation:		Grant Prior Approval	

Class J The installation, alteration or replacement of (a) <i>microgeneration solar thermal equipment on a building;</i> (b) <i>microgeneration solar PV equipment on a building; or</i> (c) <i>other solar PV equipment on the roof of a building</i>		
If yes to any of the questions below the proposal is not permitted development		Yes/no
J.1 (a)	The solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;	NO
J.1 (b)	The solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);	NO
J.1 (c)	The solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;	NO
J.1 (d)	In the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;	NO
J.1 (e)	The solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument;	NO
J.1 (f)	The solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building;	NO
J.2 (a)	The solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the	NO

	external surface of the wall;	
J.2 (b)	The solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building;	NO
J.2(c)	In the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway;	NO
J3	The capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.	NO
Conditions: Class J development is permitted subject to the following conditions		
J.4 (1) (a)	The solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and	YES
J.4 (1) (b)	The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	YES
J.4 (2)	Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighboring land, and the following sub-paragraphs apply in relation to that application.	YES
Assessment	<p>The application proposal meets all the requirements outlined with criteria J.1, J.2 and J.3 (compliance with J.3 is in the application form), and all the conditions set out in paragraph J.4</p> <p>Local Plan policy D1 are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.</p> <p>In terms of the assessment, the proposed solar PV panels exceed the roof only minimally and the material impact on the character of the building is not considered significant or adverse. They would be sited so far as practicable, so as to minimize their effect on the external appearance of the building. The glare from the panels on the neighbouring amenity would be limited by their design and appearance. Whilst the site is close to the border of the Inkerman Conservation Area, there is a Wilkin Street Mews and an elevated railway line separating it. This means the building is still significantly stepped away from the Conservation area and the impact is further mitigated as the railway line blocks the views. Due to the roof location and that the Community Centre is set away from residential units, impacts to amenity are not considered significant.</p> <p>Policy CC1 (Climate Change Mitigation) requires all development stop minimize the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This will be achieved through promoting zero carbon development, reach London Plan targets and support and encourage energy efficiency improvements to existing buildings.</p>	

	<p>The introduction of solar PV panels will provide renewable source of energy to the building and its occupiers which would improve to the buildings environmental standards and contribute to the boroughs Carbon Zero target goals.</p> <p>In line with policy C2 (Community Facilities) the proposal enhances the resilience of the existing community facility and contributes to solidifying the viability of the existing site, which is accepted.</p> <p>No objections have been received prior to making this decision and the application is not located in a Conservation area. The planning history of the site has been taken into account when coming to this decision.</p> <p>As such, the proposed development is in general accordance with policies D1, CC1, C2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.</p>
--	--