

Application ref: 2021/5332/P
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Date: 4 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Jonathan Kendall
1 Hornby Close
London
NW3 3JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Hornby Close
London
NW3 3JL

Proposal: Installation of 16x photovoltaic solar panels to roof of dwelling house (Class C3).

Drawing Nos: Renusol mounting system, Q.Peak Duo PV panel specification, Site location plan, Block plan, 1HC_PV003P, 1HC_PV007P, 1HC_PV008P, 1HC_PV009P

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- Renusol mounting system, Q.Peak Duo PV panel specification, Site location plan, Block plan, 1HC_PV003P, 1HC_PV007P, 1HC_PV008P, 1HC_PV009P

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

- 3 The solar panels hereby approved shall be removed from the building as soon as reasonably practicable when they are no longer required by the occupants of the subject property.

Reason: In order to safeguard the character and appearance of the building and local environment in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is a three-storey house, located on the northern side of the road within a modern post-war estate known as the Chalcot Estate. The property is located adjacent to the Belsize Park Conservation Area. It is not a listed building and is not near any listed buildings.

The proposal comprises of an array of 16 photovoltaic panels installed on the flat roof of the host building. They would be installed at a low angle of 15 degrees where their highest points would be 0.4m above the roof level. The location has been chosen for its solar exposure due to the roof height at third floor level whilst minimising the visual impact when viewed from the ground. Given that the panels are set back from the front elevation, public views of the panels from the street would be limited. Overall, the solar panels are appropriate scale and siting and detail, resulting in a minor visual impact which would not adversely affect the character of the host building, street scene and wider area.

The panels would be installed on rails attached to the roof and would have no mechanical moving parts which would require minimal routine maintenance. Access for maintenance would be from the existing rooflights which would not adversely impact the host building.

Whilst the panels may have limited visibility from the upper levels of the nearest neighbouring tall buildings to the west of the site, the panels would not be out of keeping with other roof features in this location. They are comprised of high quality materials, with thin frames and anti-reflective black matt finish which reduces their visual impact. Given the modest nature of the proposal, they would not significantly harm the amenity of neighbouring residential occupiers, in terms of outlook, or light pollution from glare.

The provision of PV panels as renewable energy facilities is supported in terms of enhancing the sustainability of the building without causing harm to its character and appearance. The proposal would improve the energy efficiency of the host building and reduce its carbon emissions. As such, the proposed development is considered acceptable in terms of climate change mitigation.

No objections were received prior to making this decision. The site's planning history was considered in the determination of this decision.

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

- 2 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).
- 3 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) 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.

- 4 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer