

Application ref: 2022/2653/P  
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Date: 6 September 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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

Carolyn Squire Architect  
122 Church Walk  
London  
N16 8QW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**13 Estelle Road  
London  
NW3 2JX**

Proposal:

Installation of 9 solar panels to flat roof of house

Drawing Nos: Location Plan; Site Plan; Design and Access Statement; 2210/1; 2210/2;  
2210/3; 2210/4; 2210/5B; 2210/6B; 2210/7B; 2210/8B; Renusol Panel Specifications

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: 2210/5B; 2210/6B; 2210/7B; 2210/8B

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

Informative(s):

1 Reasons for granting permission:

The proposed development involves installing nine solar photovoltaic (PV) panels to the flat roof of the building's roof dormer extension. Originally this application included the replacement of windows in the dormer, but as the replacements were like-for-like, this was deemed to be permitted development and thus removed from the application. The position and design of the panels have been revised to ensure they are suitably sited to minimise impact on the host site. The panels will now be installed flat against the dormer roof rather than pitched, meaning that the highest point will only be 0.39m above the roof level. This is in contrast with a height of 0.7m prior to revisions, when the panels were planned to be pitched at a 10 degree angle.

Given that the panels are well set back from the front and rear elevations and bounded by parapet walls on both side elevations, the public views of the panels from the streetscene would be extremely limited. Overall, the panels are of appropriate scale and siting, resulting in a minor visual impact which would not adversely affect the character or appearance of the host building, streetscene, or the wider Mansfield Conservation Area.

The proposal is considered to 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.

Given the modest nature of the proposal, it would not result in undue harm to neighbouring amenity in terms of loss of daylight/sunlight, outlook or privacy, and so is considered acceptable.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1, D2, 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 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 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.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer