

Application ref: 2022/2886/P  
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Date: 21 October 2022

**Development Management**  
Regeneration and Planning  
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Tibbalds Planning and Urban Design  
19 Maltings Place  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**20-23 Greville Street  
London  
EC1N 8SS**

Proposal:

Solar PV panel details required by condition 11 of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works'.

Drawing Nos: E.00, E.02, E.03, E.04, E.05, E.06, E.07, HTS-XX-ZZ-SC-E-60-001, PV system project overview document, Technical note dated 16/06/2022, Elco Group PV system overshadowing details dated 07/06/2022, Brukl output document dated 17/12/2021, Cover letter dated 30/06/2022.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval

Condition 11 requires detailed drawings showing the location and extent of

photovoltaic (PV) cells to be submitted prior to occupation.

Details and drawings have been provided showing the panel array / size, orientation and tilt, data sheets, details of inverters and generation meters, annual energy generation, overshadowing assessment, and a maintenance plan. The details have been reviewed by the Council's Sustainability Officer who, after clarification of certain details with the applicant, confirms that they are acceptable. The PV generator output is 9.38kWp which is an increase from the original 2.16 kWp supply proposed as part of the original energy strategy, which is welcomed.

As such, the proposed details are sufficient to discharge condition 11 and would ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 12 (Air source heat pump details) and Condition 15 (Post installation noise assessment) of planning permission 2018/0910/P dated 19/06/2019 are outstanding.

Details have been submitted to discharge the conditions and are pending determination.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer