

Application ref: 2022/2911/P
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Date: 14 November 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
www.camden.gov.uk/planning

UCL Hospitals NHS Foundation Trust
Fao. Mr Olu Alaka
Director of Estates, Capital Investment & Facilities
Maple House 2nd Floor
149 Tottenham Court Road
London
W1T 7DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
University College Hospital
235 Euston Road
London
NW1 2BU

Proposal: Installation of 454 x solar photovoltaic (PV) panels at roof level (318 x panels on Podium building and 136 x panels on Elizabeth Garrett Anderson building).

Drawing Nos: (UCLHPV-LDW-XX-ZZ-DR-A-00-)000 P00 (site plan at 1:500), 000 P00 (site plan at 1:1250), 1000 P00, 1001 P00, 1003 P00; (UCLHPV-LDW-XX-ZZ-DR-A-30-)2000 P00, 2002 P00 (existing Podium roof plan), 2002 P00 (proposed EGA wing roof plan), 2004 P00; Valkpro+L10-South-1200mm Rev A; Cover Letter from Llewelyn Davies dated 07/07/2022; Design & Access Statement from Llewelyn Davies dated 30/06/2022; PV Solar Assessment and Design from Mitie Energy dated 07/12/2021; Load Assessment Report (rev P1) from Clarke Nicholls Marcel dated 24/05/2022; Ballast calculation (Valkpro+L10-South); Data sheets - Fronius Symo & SOLARWATT (Panel classic H 1.1 / vision H 3.0); Product Specification from Fronius (SOLARWATT 2021-12-02_UCLH Podium x4 / 2021-12-02_UCLH EGA x3).

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: (UCLHPV-LDW-XX-ZZ-DR-A-00-)000 P00 (site plan at 1:500), 000 P00 (site plan at 1:1250), 1000 P00, 1001 P00, 1003 P00; (UCLHPV-LDW-XX-ZZ-DR-A-30-)2000 P00, 2002 P00 (existing Podium roof plan), 2002 P00 (proposed EGA wing roof plan), 2004 P00; Valkpro+L10-South-1200mm Rev A; Cover Letter from Llewelyn Davies dated 07/07/2022; Design & Access Statement from Llewelyn Davies dated 30/06/2022; PV Solar Assessment and Design from Mitie Energy dated 07/12/2021; Load Assessment Report (rev P1) from Clarke Nicholls Marcel dated 24/05/2022; Ballast calculation (Valkpro+L10-South); Data sheets - Fronius Symo & SOLARWATT (Panel classic H 1.1 / vision H 3.0); Product Specification from Fronius (SOLARWATT 2021-12-02_UCLH Podium x4 / 2021-12-02_UCLH EGA x3).

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

- 3 The solar panels and any associated equipment 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 planning permission.

University College Hospital (UCH) is a teaching hospital and part of the University College London Hospitals NHS Foundation Trust. The building is not listed, nor is it located within a conservation area; however, it is situated adjacent to both the Bloomsbury and Fitzroy Square Conservation Areas, as well as, a number of nearby listed properties. The building itself is located within the Fitzrovia East Neighbourhood and Fitzrovia Action Areas. The site is also located within a protected viewing corridor from Parliament Hill to the Palace of Westminster.

The proposal involves the installation of 454 solar photovoltaic (PV) panels on the Podium and Elizabeth Garrett Anderson (EGA) building roofs which are approximately 5-storeys high. 318 panels would be located in 10 separate banks on the Podium building roof and 136 panels would be located in 4 separate banks towards the south and south-west corner of the EGA building roof. The locations have been chosen in order to maximise solar exposure and minimise the visual impact of the proposal, whilst maintaining access to the cleaning cradle, associated existing small plant and for future maintenance of the panels on both roofs.

All panels would be set-back from the boundary edges and would not exceed 310mm in height above roof level when mounted at a proposed pitch of 10 degrees with a south facing orientation. Existing parapet and coping would sit above and project higher than the proposed solar panels. As such, the proposed panels would not be visible from public vantage points at street level, and given that most of the neighbouring buildings do not overlook either of the relevant roofspaces, the impact is also considered to be negligible in this regard. Additionally, the panels are comprised of high quality materials, with thin aluminium frames and an anti-reflective finish which further reduces their visual impact.

Given the design, scale and siting of the panels, therefore, the proposal would not have any adverse impact on either the skyline, protected viewing corridor, nearby listed buildings and adjacent conservation areas, nor the streetscene and host building itself, and as such, is acceptable in design terms.

In sustainability terms, the proposal would improve the energy efficiency of the host building by both significantly reducing its carbon emissions and through its renewable energy provision. As such, the proposal is considered to be acceptable by way of sensitively enhancing the sustainability of the building and in terms of climate change mitigation.

There are no amenity concerns in terms of outlook, light pollution from glare, air pollution or noise impacts, particularly given the minor nature of the proposal and the fact that no new plant is required for the panels.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, D1, CC1 and CC2 of the Camden Local Plan 2017, the London Plan 2021, and the 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) 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)

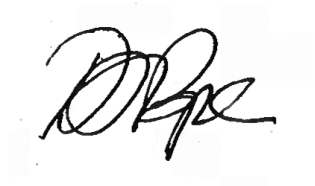
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer