

Application ref: 2022/3495/P
Contact: Adam Greenhalgh
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Date: 16 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

Pellings
Northside House
Cockfosters Road
Barnet
EN4 9EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Henderson Court
102 Fitzjohn's Avenue
London
NW3 6NS

Proposal:

Installation of solar PV panels on roof of entire building
Drawing Nos: Location & Site Plan PA1, 252/0983: 101 (Existing Roof Plan), 102 (Elevations A & B As Existing), 103 (Elevations C & D As Existing), 104 (Roof Plan As Proposed), 105 (Elevations A & B As Proposed), 106 (Elevations C & D As Proposed), 107 (Street Elevations As Proposed), Design & Access Statement (Pellings LLP), Proposed Siting Photographic Image, ValkPro+ PV Panel Images

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 drawings:
Location & Site Plan PA1, 252/0983: 101 (Existing Roof Plan), 102 (Elevations A & B As Existing), 103 (Elevations C & D As Existing), 104 (Roof Plan As Proposed), 105 (Elevations A & B As Proposed), 106 (Elevations C & D As Proposed), 107 (Street Elevations As Proposed), Design & Access Statement (Pellings LLP), Proposed Siting Photographic Image, ValkPro+ PV Panel Images

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The site is located in the Fitzjohn's / Netherall Conservation Area and its Conservation Area Appraisal states that:

'Local energy generation such as solar panels are encouraged, where they can be discreetly positioned so as not to harm the character or appearance of the conservation area'.

The proposal involves installing PV panels over nearly the whole of the 4 roofs around the central courtyard thus coverage of the roof is very extensive. However the panels are angled very low and do not exceed 365mm in height at their highest point and are also located back from the outer edges of the roofs. Therefore the panels would have limited, if any, visibility from the ground level and the street. They would preserve the character and appearance of this modern host building, and that of the streetscene and conservation area.

The PV panels would not result in any adverse effects on the amenity of any neighbouring occupiers. They would be over 15m from the nearest windows of the flats to the east in Prince Arthur Road and over 25 from the windows of the flats and houses on the other side of Prince Arthur Road. Due to their size, siting and orientation they would not affect the outlook or light received through the windows.

The applicant has confirmed that modern solar PV panels reflect as little as 2 percent of incoming sunlight and result in negligible potential for 'glare'.

The provision of renewable energy facilities is welcomed here in line with Council policy.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received following statutory consultation on the application. The site's planning history has been taken into account in arriving at the decision.

As such, the proposed development is in general accordance with policies CC1, CC2, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer