

Application ref: 2022/3649/P  
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Date: 20 December 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)

Architecture for London  
3-5 Bleeding Heart Yard  
London  
EC1N 8SJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**68 Albert Street**  
**London**  
**NW1 7NR**

Proposal:

Installation of solar panel system to flat roof.

Drawing Nos: Site and Location Plan; Design and Access Statement; GA103\_rev-EX\_PR\_ROOF; GA300\_rev-EX\_SECTION\_AA; GA301\_rev-SECTION\_BB; GA220\_rev-FRONT\_ELEVATION\_EX-PR; GA221\_rev-REAR\_ELEVATION\_EX-PR; DT500\_rev-SOLAR\_PANEL\_DETAIL.

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: Site and Location Plan; Design and Access

Statement; GA103\_rev-EX\_PR\_ROOF; GA300\_rev-EX\_SECTION\_AA;  
GA301\_rev-SECTION\_BB; GA220\_rev-FRONT\_ELEVATION\_EX-PR;  
GA221\_rev-REAR\_ELEVATION\_EX-PR; DT500\_rev-  
SOLAR\_PANEL\_DETAIL.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed development would install nine solar photovoltaic (PV) panels to the flat roof of the building, which is a Grade II listed property located on the east side of Albert Street, within the Camden Town Conservation Area.

The positioning of the panels on the roof is such that they are located a reasonable distance from the roofline, which reduces visibility of the panels and minimises impact on the host site. The panels are designed to be pitched at a 35 degree angle, and their highest point will measure around 0.65m above roof level.

Given that the panels are well set back from the front and rear elevations and bounded by parapet walls and chimney stacks on the side elevations, the public views of the panels from the streetscene would be extremely limited if non-existent. The provided section drawings demonstrate that views of the panels would be extremely limited, so the works are considered not to cause harm to the listed building as a heritage asset. 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 wider Camden Town 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 welcomed in terms of climate change mitigation.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of daylight/sunlight, outlook or privacy.

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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (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 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](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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above a faint, light grey rectangular stamp. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer