

Application ref: 2022/4376/L  
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**Development Management**  
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Architecture for London  
3-5 Bleeding Heart Yard  
London  
EC1N 8SJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

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.

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 not be clearly visible, so the works are considered not to cause harm to the listed building as a heritage asset. The existing parapets and chimney stacks on the side elevations would also further obscure views. Overall, the panels are of appropriate scale and siting, resulting in a minor visual impact which would not adversely affect the special interest of the host listed building.

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

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

As such, the proposal is in general accordance with policy D2 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer