

Design and Access Statement

**Full Planning Permission and Conservation
Area Consent for the installation of roof
mounted photovoltaic panels**

27 Marlborough road

London

N22 8NB

Context

Location

The site is a two-storey terraced dwelling house located on the Western side of Marlborough Road. The surrounding uses are predominantly residential. The site is not a listed building but is located within the Bowes Park Conservation Area.



Figure 1: Aerial View of Site Location (Google Maps)
Site shown outlined in RED above.



View of front façade of 27 Marlborough Road



View of rear façade of 27 Marlborough Road

Relevant Planning History

HGY/2018/1853 – rear dormer and two rooflights to the front roof – GRANTED

The Proposed Development



Figure 1: Aerial View of Site Location (Google Maps)

The image above shows an aerial view of the building. The orange shaded area shows the proposed location for 7 PV solar panels to be installed on the front pitched roof and the flat dormer roof.

The **London Plan** policies support renewable energy and retrofit. Haringey has declared a climate emergency and its planning framework supports decarbonisation.

The installation of solar PV panels provides public benefits through the generation of clean renewable energy thereby reducing the reliance on fossil fuels. Additionally, the installation of solar PV panels supports the low carbon sector within London.

Supporting Evidence

Bowes Park is listed as a conservation area, but there is **no associated Article 4 Direction**. Because there is **no Article 4 Direction**, this house retains its normal permitted development rights, subject to the additional restrictions that apply in all conservation areas.

- Panels should not project more than **150 mm** from the roof slope in a conservation area.
- The panels **must not project more than 200 mm** from the plane of the roof (measured perpendicular to the roof surface) for a flat roof.
- The panels **must not extend above the highest part of the roof** (excluding the chimney).
- The installation should minimise its effect on the character and appearance of the conservation area, so far as is reasonably practicable.
- When they are no longer needed, they should be removed as soon as reasonably practicable.

In response to the above, this house faces WestEast and has the potential to fit a total number of 7 solar panels across both the front and rear roofs of the property. The outrigger to the rear faces North and therefore cannot be used for Solar generation.

A UK household often uses around **2,700–3,500 kWh/year** (varies significantly). A 10-panel system might generate a similar amount of electricity over a year, although generation is seasonal and not matched hour-by-hour with use.

Typically, being able to fit a 7 plus system to your house means that the electricity generation can go a significant way towards matching your energy generation and reducing your dependency of fossil fuels. Fitting less panels than this, given the upfront costs of scaffolding, inverter and labour means that the project becomes difficult to justify financially.

27 Marlborough road has the potential to install 4 panels on the roof of the rear dormer. These panels will use Nicholson mounting systems to ensure they do not project higher than 200mm from the surface of the roof and this means they will be still be lower than the apex of the roof.

Then an additional 3 Solar PV panels are proposed to be mounted on the front roof, projecting a maximum of 150mm from the surface of the roof. The roof tiles are black slate tiles, so the solar panels will blend into the colour of the roof, minimising their effect on the character and appearance of the street.

Also to note, the front roof has already been granted permission for roof lights (which are now installed), so the front appearance has already been altered once, which was deemed acceptable. This can be noted as a precedent for granting permission to the additional solar panels.

Finally, and most importantly, by installing PV solar panels Haringey are promoting a positive message to others to use clean, green energy in their homes.

The PV solar panels can be easily removed when no longer required and are therefore not an integral part of the building structure.

Summary and Conclusion

The client's of 27 Marlborough Road are proposing to install 7 PV solar panels to the roof of their house.

It is considered that the proposal will be beneficial to reducing the carbon footprint of the house.

This application has been submitted in order to gain approval from the London Borough of Haringey.

Application documents

Along with this covering report the following have been submitted to support this application:

- Site plan.
- Existing location plan.
- Existing Roof Plan, elevations and cross section
- Proposed Roof Plan, elevations and cross section