



Officer Report

Application Number:	HGY/2023/1151
Application Type:	Full planning permission
Address:	Noel Park Primary School, Gladstone Avenue, London N22 6PA
Proposal:	Installation of 74 No PV solar panels with a maximum output of 28.12 kWp on south east and south west facing roofs
Case Officer:	Sarah Madondo
Valid Date:	07/06/2023
Applicant:	Mr Mike Robinson
Agent:	Mr Mike Robinson

RECOMMENDATION

Approve with Conditions

Proposed development

Installation of 74 No PV solar panels with a maximum output of 28.12 kWp on south east and south west facing roofs

Site and Surroundings

Noel Park school comprises of 3 storey buildings with pitched roofs located on Gladstone Avenue. Noel Park school was built as part of the estate, alongside other community amenities including a church, shops, a community hall and a theatre. The school was built in 1889 and its scale and set back from the road make it a prominent and imposing feature on the streetscene. The building makes a positive contribution to the Conservation Area and is one of its important historic community buildings. The site is Noel Park Conservation Area.

CONSULTATION RESPONSE

LBH Conservation Team - no objections subject to amendments

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development
2. Design and impact on the character and appearance of the CA;
3. Energy & sustainability.

Principle of Development/Permitted development

The instillation of solar panels are supported as a measure to reduce energy consumption/ reduce CO2 emissions, in turn addressing climate change and working towards Haringey's objective to be

zero carbon by 2041 as set out in Haringey's Climate Change Action Plan (HCCAP) as well as meeting the requirements of policies SP4 and DM21 of the Local Plan. The installation of solar panels is generally welcomed pending on the design and layout.

Design and appearance in conservation area

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and nondesignated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposal is for the installation of solar panels which has since been amended. The conservation officer was consulted and advises that there is concern that the proposed panels to the outer south-east elevation would be visible from the street. Following these comments the applicant has omitted the panels on the outer south-east elevation and the conservation officers is satisfied that the proposed panels installed on the internal roof slopes would be acceptable as would not be visible. Therefore would not have an impact on the character of the Noel Park Conservation Area.

Energy and sustainability

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through onsite renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

The proposal is for energy efficiency measures which are supported by officers as it would be in line with both local and national policy on green initiatives.

Conclusion

The proposal is considered acceptable as the proposal would provide environmental benefits and would not have an impact on the character of Noel Park Conservation Area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.