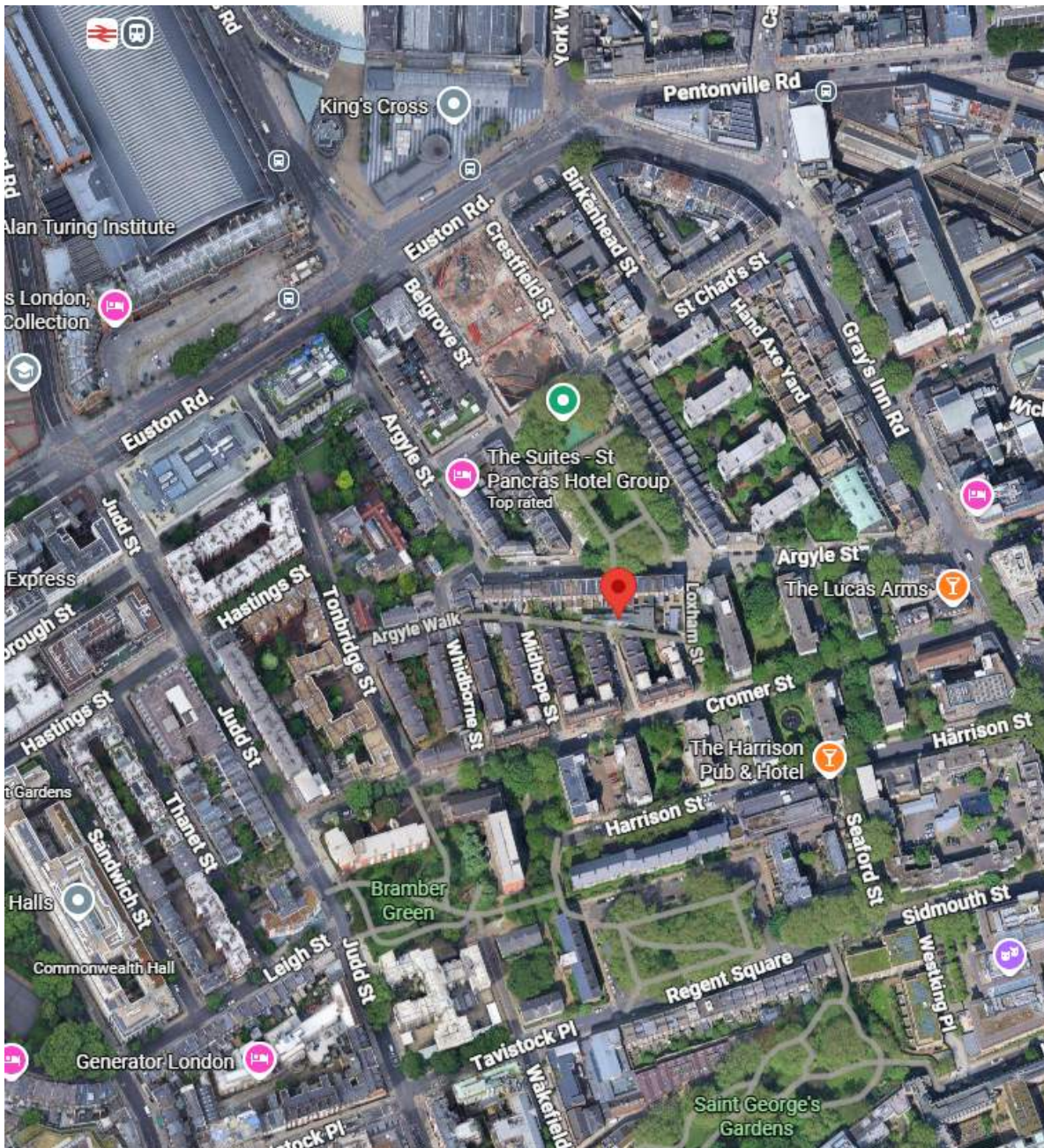


2026/2550/P

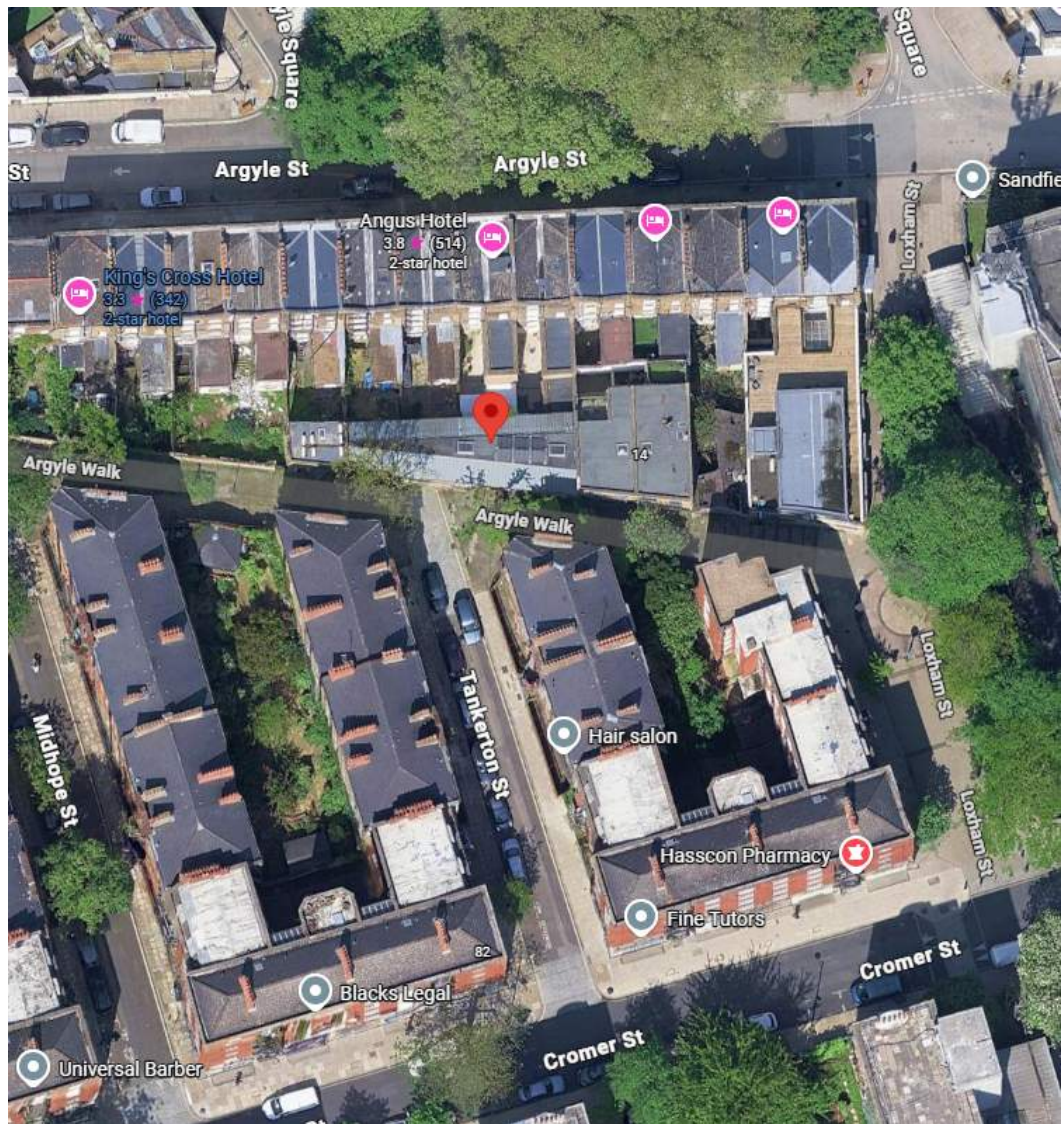
12 Argyle Walk WC1H 8HA



Site Photos



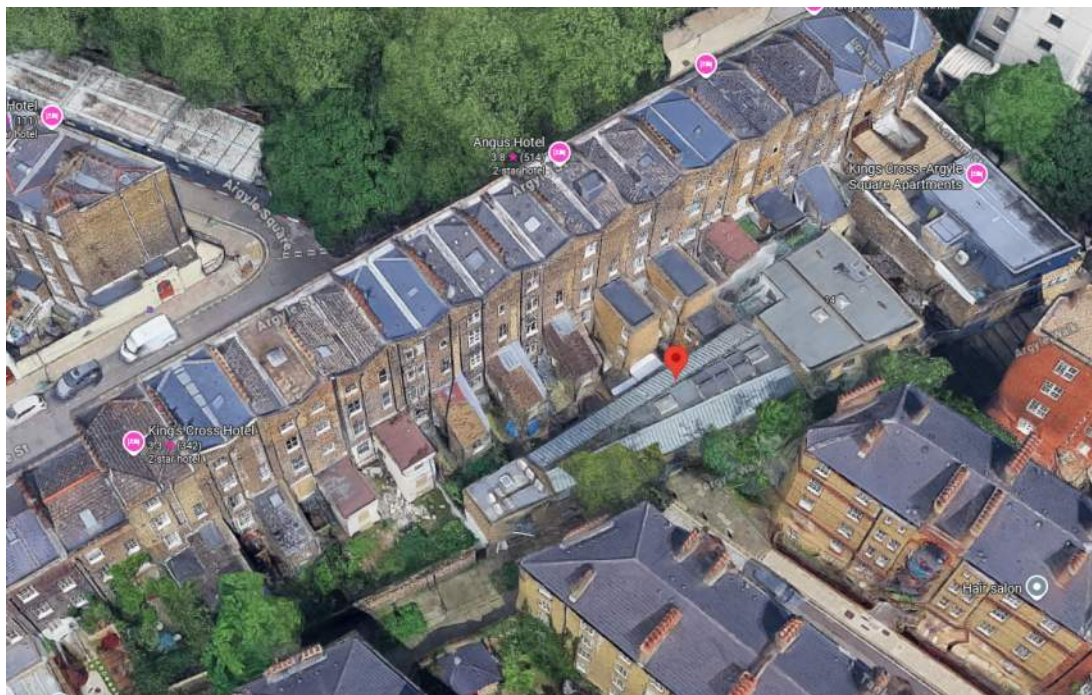
1. Aerial view of the application site and surrounding context (Google 2026).



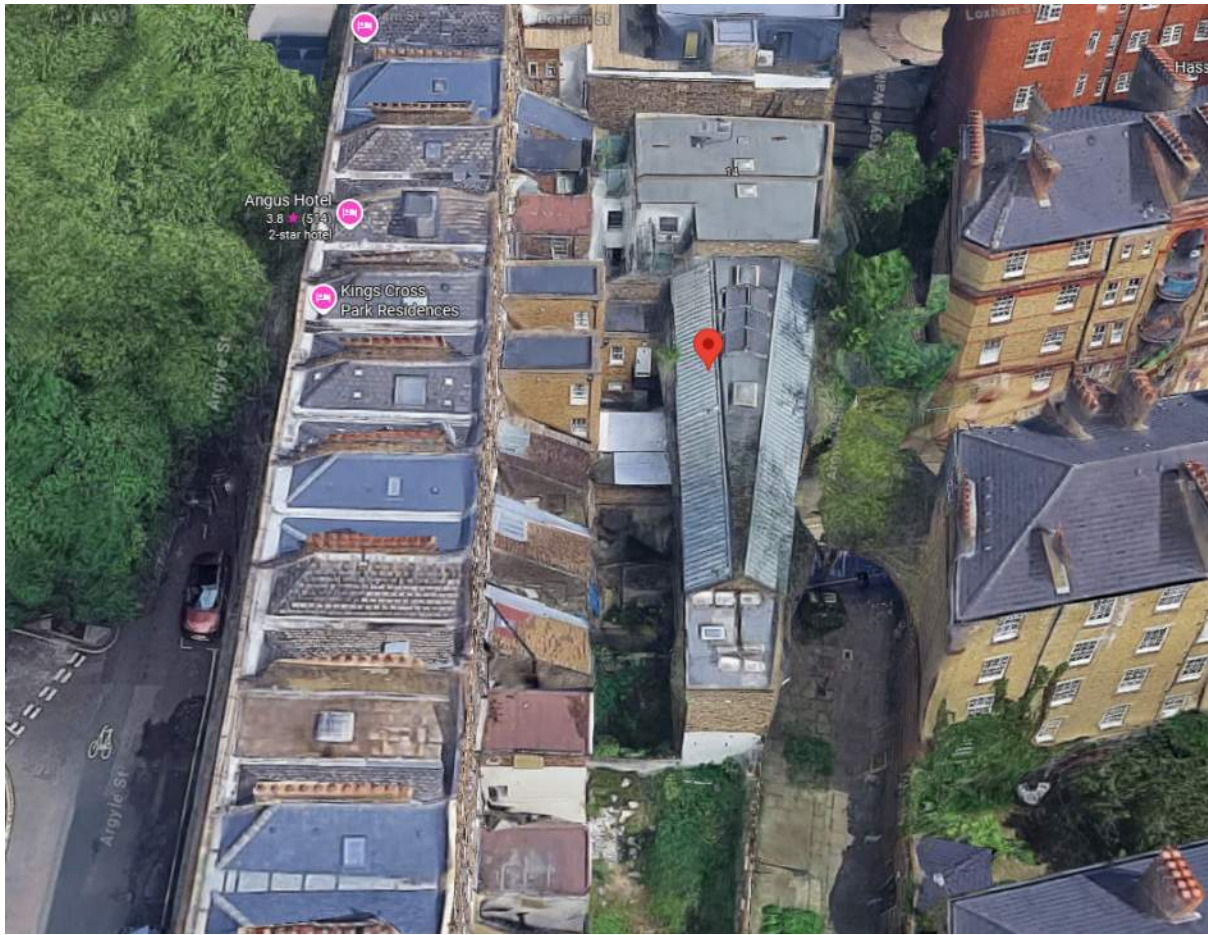
2. Aerial view of the site and vicinity (Google 2026).



3. Aerial view of the site and immediate surrounds (Google 2026).



4. Google "Globe View" image of the site looking northeast (2026).



5. Google “Globe View” image of the site looking east (2026).



6. Google Street View image of the site looking north (August 2022).



7. Google Street View image of the site from southeast corner (September 2018).



8. Google Street View image of Argyle Walk, site on the right (September 2018).



9. Google Street View image of the site from southwest corner (September 2018).



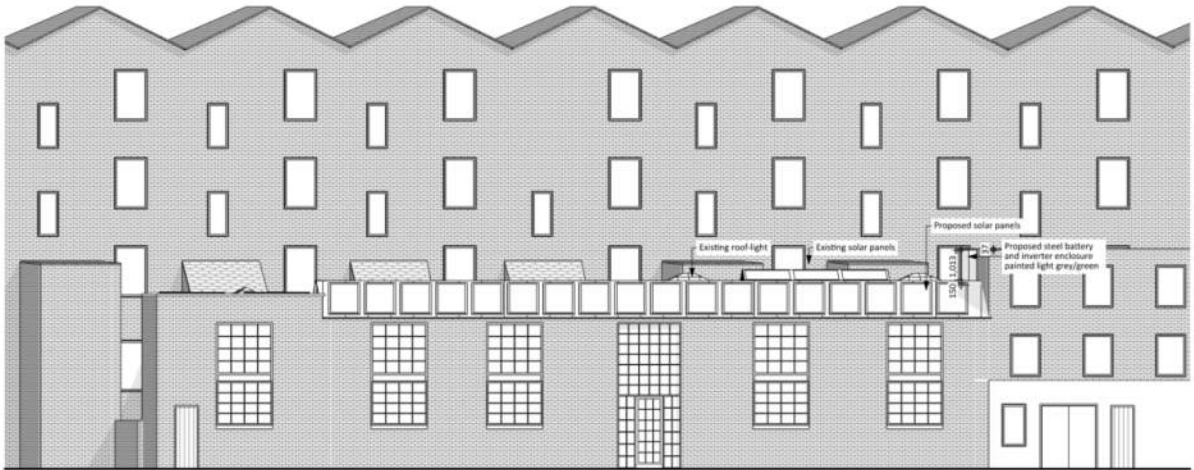
10. Google Street View image of site as seen from Tankerton Street (August 2025).



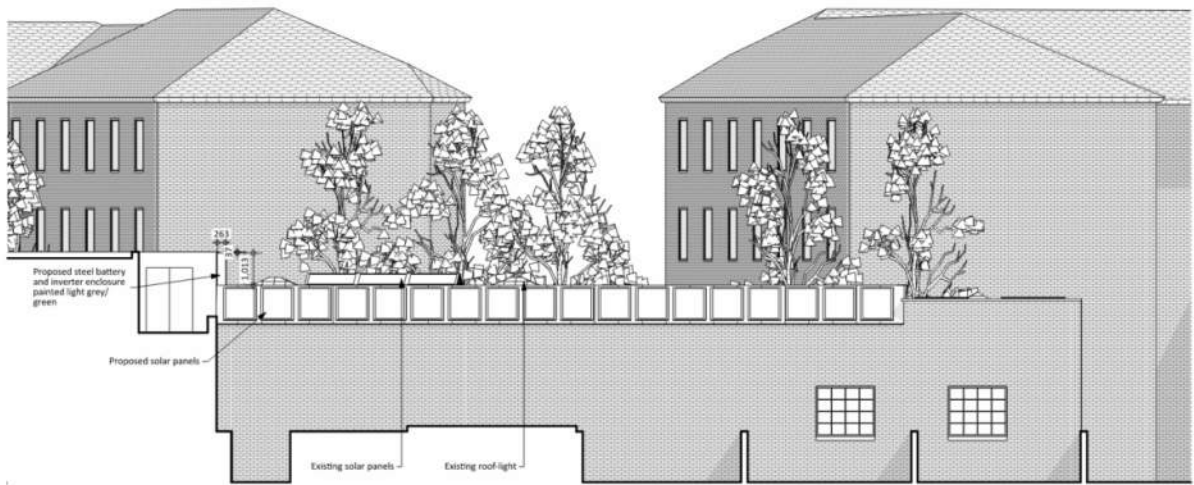
11. Google Street View image of site as seen from Tankerton Street (August 2025).



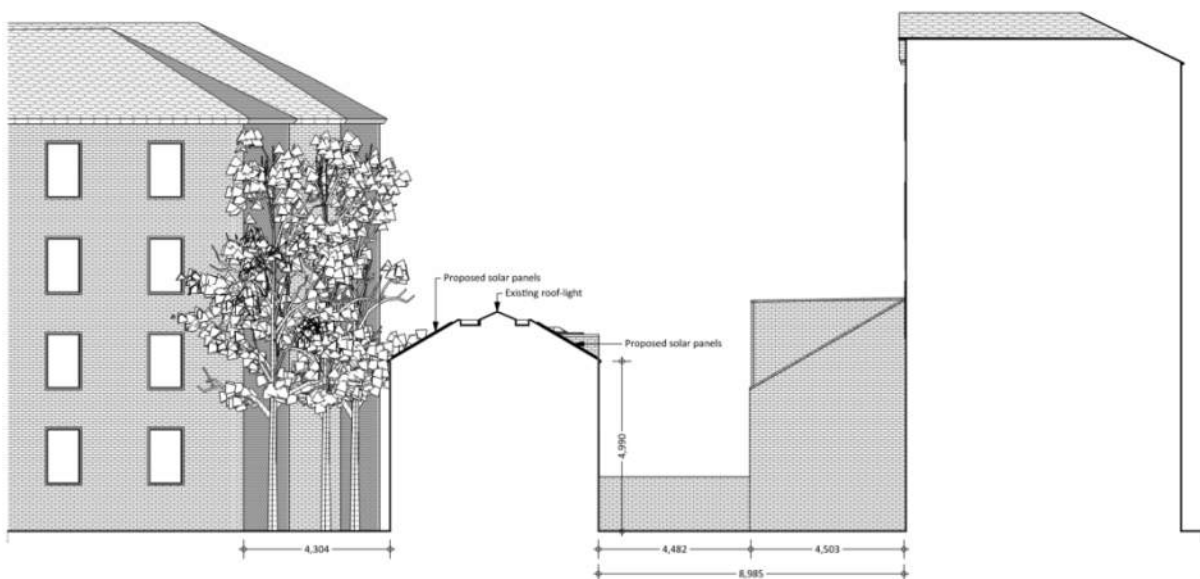
12. Proposed roof plan.



13. Proposed north elevation.



14. Proposed south elevation.



15. Proposed section.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/09/2026
		N/A / attached		Consultation Expiry Date:	16/08/2026
Officer			Application Number(s)		
Paul Vassiliadis			2026/2550/P		
Application Address			Drawing Numbers		
12 Argyle Walk London WC1H 8HA			<i>See draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of photovoltaic solar panels to the north and south-facing pitched roofs and flat roof areas, together with associated battery storage, inverter equipment and ancillary works.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations						
Summary of consultation		Site notices were displayed near to the site on 17/07/2026 (consultation end date 10/08/2026). A press notice was advertised 23/07/2026 (consultation end date 16/08/2026).				
Adjoining Occupiers:				No. of responses	0	No. of objections 0
Summary of consultation responses:		No responses from neighbouring occupiers were received.				
CAAC/Local groups comments: <i>Officer response in italic</i>		The Bloomsbury Conservation Area Advisory Committee submitted an objection, summarised below. <u>Visual amenity</u> Photovoltaic panels in this intimate and enclosed setting are considered too visually intrusive. <i>Officer response:</i> <i>The Bloomsbury Conservation Area Appraisal and Management Strategy makes no mention of solar panels, and they are not listed in 5.4 as alterations that can impact the character and appearance of the area.</i> <i>There is strong policy support for solar panels. Local Plan policy D2 (heritage) para. 7.62 notes that photovoltaic panels may be installed on listed buildings, so it can be reasonably concluded that they can also be listed on non-listed buildings in conservation areas. Furthermore, Retrofitting planning guidance pp. 30-31 and Energy efficient planning guidance for conservation areas pp. 18-19 support the installation of solar panels as a sustainability measure, guiding that these should be placed where they are not visible from the street. The proposed panels are not likely to be visible from Argyle Walk due to the street's narrow width and the building's height. The proposed panels would be visible from nearby Tankerton Street and Cromer Street (as well as nearby windows, balconies and rear gardens). However, Conservation officers note they would not be intrusive to the form of the existing building. The roof at 12 Argyle Walk is not original/historic. Installing photovoltaic panels on it would constitute a visual change, but this should not be construed as having an adverse impact on the building's appearance or the outlook of the surrounding area. Instead, the layout of the proposed panels will read as the replacement of one modern roof material with another. Conservation officers have supported the proposed panels even if they are visible from the street.</i> <i>For these reasons, the proposed photovoltaic panels are considered to have an acceptable impact on the character and appearance of the building and surrounding conservation area.</i>				
CAAC/Local groups comments (cont'd): <i>Officer response in italic</i>		<u>Effectiveness</u> The effectiveness of photovoltaic panels is doubted as the location is shady. <i>Officer response:</i> <i>CPG Home Improvements p. 24 guides that solar panels are most efficient on a roof that is not overshadowed, though this site is not a home. No national, London or Camden policy or guidance suggests that photovoltaic panels cannot be approved in shady locations.</i>				

Site Description

The site is a roughly triangular two-storey brick office building approx. 5 m tall and 27 m long making a positive contribution to the Bloomsbury Conservation Area. Whilst railings associated with neighbouring residential properties to the north are Grade II listed, the application building itself is not listed.

The surrounding area is mixed in form and use. Argyle Walk is a pedestrianised street with a mix of residential and office/business uses. The immediate neighbour to the east is a 3-storey residential block. On the opposite side are residential buildings up to 5 storeys in height. To the north of the site are the rear gardens of a row of Grade II listed terrace houses fronting Argyle Square.

Relevant History

2015/2271/PRE

Installation of new heating and cooling system. – Pre-application advice issued.

2015/3823/P

Installation of heat pump system with associated screening and solar panels at roof level on existing building. – Granted 22/09/2015.

2015/6419/P

Details of acoustic enclosure required by condition 4 of planning permission 2015/3823/P dated 22/09/2015 for installation of heat pump system with associated screening. – Granted 22/12/2025.

Relevant policies

National Planning Policy Framework 2025

Town and Country Planning (General Permitted Development) Order 2015

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

Bloomsbury Conservation Area Appraisal and Management Strategy

Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

CPG Energy efficiency and adaptation (2021)

Camden Retrofitting Planning Guidance (2013)

Camden Energy efficient planning guidance for conservation areas (no date)

Draft Camden Local Plan

The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The examination of the draft Local Plan is currently ongoing and hearings were held from 19 May 2026 to 11 June 2026.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Camden Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

Assessment

1. The proposal

- 1.1 The proposal is for installation of photovoltaic solar panels to the north and south-facing pitched roofs and flat roof areas, together with associated battery storage, inverter equipment and ancillary works.
- 1.2 Specifically, 41 photovoltaic solar panels are proposed to be installed, with 18 panels on the north roof pitch, 18 panels on the south roof pitch, and 5 panels on the flat roof. Associated battery and inverter equipment is proposed to be located flush against the eastern party wall.

2. Assessment

2.1 The principal planning considerations are considered to be the following:

- Design and Heritage
- Amenity
- Climate change and sustainability

2.2 Design and Heritage

- 2.2.1 Local Plan Policy D1 seeks to ensure that development respects local context and character, preserves or enhances the historic environment and heritage assets, is sustainable by incorporating best practice climate change mitigation and adaptation, uses materials that are of high quality, and integrates well with surrounding streets and open spaces.
- 2.2.2 Local Plan Policy D2 seeks to ensure that development preserves the character and appearance of conservation areas and does not cause substantial harm to a designated heritage asset.
- 2.2.3 The Bloomsbury Conservation Area Appraisal and Management Strategy makes no mention of solar panels. These are not listed as alterations to existing buildings that can have an impact on the character and appearance of the area (5.4).
- 2.2.4 There are already 6 pitched photovoltaic panels on the roof. The proposal would see most of the building's remaining roof surface covered in photovoltaic panels, installed flush to the roof.
- 2.2.5 It is considered that the proposal respects local context and character by maintaining the roof's overall shape and form and minimising the visual prominence of panels and associated equipment from most viewing angles in the streetscene.
- 2.2.6 The panels will be arrayed in an orderly way that will read as a pleasant alteration to the building's appearance and the streetscape. The panels are likely to be interpreted collectively as the building's new roof form. Thus, they would simply represent the replacement of one modern roof material with another.
- 2.2.7 The proposed materials are of high quality and the design incorporates best practice climate change mitigation by seeking to reduce demand for non-renewable energy. The proposed panels do not harm the heritage fabric as the roof is of modern construction.

- 2.2.8 Associated equipment will be largely obscured from view from public space.
- 2.2.9 Conservation officers had no concerns with the proposal. They advised that the installation of photovoltaic panels:
- 2.2.9.1 would not be intrusive to the form of the existing building,
 - 2.2.9.2 would not result in harm or loss of heritage, as the roof is of modern construction, and
 - 2.2.9.3 would not harm the character and appearance of the conservation area even if panels were visible from surrounding areas.
- 2.2.10 The proposal constitutes an acceptable change to the appearance of the building and is not deemed to have an adverse impact on the conservation area.
- 2.2.11 The proposed design complies with the intent of Policies D1 and D2.

2.3 Amenity

- 2.3.1 Local Plan Policy A1 seeks to ensure that development does not adversely impact neighbours' sunlight, daylight, outlook, privacy, noise, vibration, etc.
- 2.3.2 The proposal is unlikely to have adverse impacts on sunlight, daylight, privacy, noise, vibration, etc.
- 2.3.3 The Local Plan gives no indication that photovoltaics could cause amenity impacts.
- 2.3.4 CPG Amenity 2.13-2.15 guides that outlook impacts be mitigated, but the document makes no reference to solar/photovoltaic panels.
- 2.3.5 Whether solar panels impact outlook amenity is therefore not contemplated by policies or guidance but rather is subjective.
- 2.3.6 The proposed panels are not likely to be visible from Argyle Walk due to the street's narrow width and the building's height. The proposed panels would be visible from nearby Tankerton Street and Cromer Street, as well as nearby windows, balconies and rear gardens.
- 2.3.7 Installing photovoltaic panels on the roof would constitute a visual change to the building, but this should not be construed as having an adverse impact on the building's appearance or the outlook of the surrounding area. Instead, the layout of the proposed panels will read as the replacement of one modern roof material with another.
- 2.3.8 Conversely, there is strong policy support for solar panels, as noted at section 2.5.
- 2.3.9 The proposed photovoltaic panels are considered to have an acceptable impact on visual amenity and would be in accordance with policy A1 of the Local Plan.

2.4 Climate change and sustainability

- 2.4.1 Local Plan Policy CC1 supports and encourages sensitive energy efficiency improvements to existing buildings, including the installation of renewable energy measures.
- 2.4.2 National Planning Policy Framework CC2 instructs local planning authorities to give substantial weight to the need to support energy efficiency, including through installation of solar panels where these do not already benefit from permitted development rights, while considering heritage as appropriate.
- 2.4.3 London Plan 9.2.3 states boroughs should ensure all developments maximise opportunities for on-site solar electricity production in order to reduce carbon emissions and energy costs

and improve London's energy resilience. London Plan 9.3.8 states that increasing the amount of renewable energy is supported, and development proposals should seek to maximise renewable energy production on site, including through solar photovoltaics on buildings.

- 2.4.4 CPG Energy efficiency and adaptation 3.5, 5.10, 5.11, 8.23 supports the installation of solar panels. Specific considerations include siting for optimum solar gain and, for conservation areas, not being visible from the street or public spaces.
- 2.4.5 Camden Retrofitting Planning Guidance pp. 30-31 and Camden Energy efficient planning guidance for conservation areas pp. 18-19 support the installation of solar panels as a sustainability measure, guiding that these should be placed where they are not visible from the street.
- 2.4.6 As noted above, the proposed panels are not likely to be visible from Argyle Walk but would be visible from nearby Tankerton Street and Cromer Street. However, the impact of the panels' visibility on heritage and outlook is considered acceptable.
- 2.4.7 The installation of 41 photovoltaic solar panels would be a positive instance of climate change mitigation, reducing demand for non-renewable energy.
- 2.4.8 Guidance noted above and CPG Home Improvements p. 24 recognise that solar panels are most effective on a roof that is not overshadowed.
- 2.4.9 The proposed location may experience some overshadowing at certain points during the day; however, no national, London or Camden policy or guidance suggests that photovoltaic panels cannot be approved in shady locations,
- 2.4.10 The proposal is strongly supported by climate change and sustainability policy and is therefore considered acceptable on these grounds and in accordance with policy CC1 of the Local Plan

2.5 Planning balance and conclusion

- 2.5.1 Although an objection has been received in relation to the visual amenity and effectiveness of the proposed solar panels, there is strong policy support for the installation of rooftop solar panels. The design would not harm the character and appearance of the existing building or the surrounding conservation area. The proposal is not considered to harm to the setting or significance of nearby heritage assets.
- 2.5.2 The solar panels are likely to be visible from some nearby streets and private spaces. On balance, any potential impact on outlook amenity is considered acceptable given the policy support for renewable energy and that the panels are likely to read holistically as a replacement roof material.
- 2.5.3 As such, the proposal is in general accordance with Policies D1, D2, A1 and CC1 of the Camden Local Plan 2017, the London Plan 2021, the NPPF and the Bloomsbury Conservation Area Appraisal and Management Strategy.

3. **Recommendation**

- 3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th August 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2026/2550/P
Contact: Paul Vassiliadis
Tel: 020 7974
Email: Paul.Vassiliadis@camden.gov.uk
Date: 13 August 2026

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

Aedra
22 Searle Street
Cambridge
Cambridgeshire
CB4 3DB
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Argyle Walk
London
WC1H 8HA

Proposal: Installation of photovoltaic solar panels to the north and south-facing pitched roofs and flat roof areas, together with associated battery storage, inverter equipment and ancillary works.

Drawing Nos: Please refer to relevant conditions below.

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:

PP-15022652v1 Location Plan dated 18/06/2026; Design and Access Statement v2 dated 14/07/2026; 101 01 Existing Site Plan dated 23/06/2026; 102 01 Proposed Site Plan dated 23/06/2026; 110 01 Existing Ground and First Floor dated 23/06/2026; 111 01 Existing Roof Plan dated 23/06/2026; 120 02 Proposed Roof Plan dated 14/07/2026; 130 01 Existing North Elevation dated 23/06/2026; 131 01 Existing South Elevation dated 23/06/2026; 140 01 Proposed North Elevation dated 23/06/2026; 141 02 Proposed South Elevation dated 14/07/2026; 150 01 Existing Section AA dated 23/06/2026; 160 01 Proposed Section AA dated 23/06/2026; Material and colour of panel mounts, fixings (no date).

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).
- 2 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.
- 3 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.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- 5 Biodiversity Net Gain (BNG) Informative (2/3):
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).
- 6 Biodiversity Net Gain (BNG) Informative (3/3):
+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer