

Application ref: 2023/0830/P
Contact: Duty Determination Team
Tel: 020 7974 4444
Email: planning@camden.gov.uk
Date: 22 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Freeths LLP
1 Vine Street
London
W1J 0AH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Haskell House
152 West End Lane
London
Camden
NW6 1SD

Proposal:

Retention of seven wall mounted security lights on the northern elevation of the building.
Drawing Nos: HAS-ANO-F0-XX-DR-A-05400; AS-ANO-F0-XX-DR-A-05500; AS-ANO-F0-XX-DR-A-02400; AS-ANO-F0-XX-DR-A-02500; AS-ANO-F0-XX-DR-A-02010; AS-ANO-F0-XX-DR-A-03100. Technical report 10002-C dated 10th January 2023;

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 shall be carried out in accordance with the following approved plans: HAS-ANO-F0-XX-DR-A-05400; AS-ANO-F0-XX-DR-A-05500; AS-ANO-F0-XX-DR-A-02400; AS-ANO-F0-XX-DR-A-02500; AS-ANO-F0-XX-DR-A-02010; AS-ANO-F0-XX-DR-A-03100. Technical report 10002-C dated 10th January 2023;

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

- 2 The use of the seven lights hereby permitted shall not be operational outside the hours of:

07:00 Hours to 23:00 Hours seven days a week

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 3 The lighting hereby approved shall not exceed the illuminance levels as specified in the Lighting Study Technical Report (January 2023) by Innovo Consultancy.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 4 The angle of the seven lights shall be in accordance with the Lighting Report hereby approved and permanently retained thereafter.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

This application seeks the retention of seven wall mounted security lights on the northern elevation of the building which has been subject to an Enforcement Investigation.

A lighting Strategy has been submitted in support of the application. Within the Strategy it states that the existing seven wall mounted security lights on the northern elevation had levels of glare that are significantly higher than recommended levels and therefore likely to cause a disturbance to neighbouring properties.

Therefore, this application shows on the proposed section drawing that the lighting is now proposed to be hooded and facing downwards. Through this adjustment of the angle of the lights, the Glare result could be brought down to an acceptable level. This is shown to achieve an acceptable level of light to the pavement and car park of Haskell House.

The proposed details are therefore considered to be acceptable in terms of safeguarding the amenities of the adjoining premises and the area generally.

The seven lights are small in scale and are well placed on the elevation to not be read as a dominate addition.

Overall, therefore, the revised angle of the lights as well as the lights themselves are considered to be acceptable in terms of their design, scale,

material and location, and would preserve the character and appearance of the host building and wider area.

The site's planning and appeal history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021, and the National Planning Policy Framework 2023.

- 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 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.

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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer