

Application ref: 2023/4187/P
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Date: 28 November 2023

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Boyer Planning
120 Bermondsey Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
527 Finchley Road
London
Camden
NW3 7BG

Proposal: Details of lighting strategy required by condition 6 of planning permission 2023/2430/P dated 30/08/2023 for 'Erection of temporary single-storey modular classroom (Class F1) at rear of existing school for a period of 3 years and relocation of existing cycle store'.

Drawing Nos: External Lighting Design Narrative prepared by CMCE dated 17/11/2023; Lighting report dated 19.09.2023; TamLite Lighting - Luminaire Schedule dated 19/09/2023; HD/13313/01 - E01; City WL

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

Light fittings on the side and rear of the temporary classroom would be located at a height so as they cannot be seen from surrounding properties while still providing the necessary light for emergency purposes. However, there would be no light emission above the 90 degree plane and the reduced height would ensure the elimination of any potential glare to surrounding properties.

Control of light fittings to the sides and rear of the unit would be via a single electronic time delay On/Off switch. The installation of the time delay on off switch would allow the lighting to be turned on for up to 20 minutes before they automatically turn off.

The light fittings at the front of the building will be mounted at 2m above ground level. They would be controlled via Presence Infra-Red (PIR) and would only be triggered by pedestrian movement. As a failsafe, a time clock would be added to the PIR circuit allowing it to be timed off after 6pm. The above specification would allow safe access to the building and emergency egress whilst avoiding out of hours nuisance switching of light fittings and unwanted glare to adjoining properties, with minimum impact on biodiversity.

The submitted details have been reviewed by Nature Conservation. The details are acceptable and demonstrate that the development would conserve biodiversity and protect neighbouring amenity.

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

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 10 (landscaping) of planning permission granted on 30/08/2023 reference 2023/2430/P are outstanding and require details to be submitted and approved.

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



Daniel Pope
Chief Planning Officer