

GaryBrook,
Geraldve,
One Fitzroy,
6 Mortimer Street,
London,
W1T 3JJ

Date: 21.01.25

Dear Gary

48-54 Charlotte Street

Planning Reference: 2023/4727/P

Technical Response to Planning Condition 12 in relation to External Lighting

We (Taylor Project Services LLP) being appointed as the M&E building services consultant for the 48-54 Charlotte Street development project hereby confirm that we have acknowledge the condition (No. 12) pertinent to the notice of planning permission reference: **2023/4727/P**

Condition 12 of the planning notice of decision stipulates ***“Prior to the relevant part of the works details of the proposed lighting scheme, to include a lux levels plan shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme and mitigation measures should be implemented in accordance with the approved details prior to occupation and retained and maintained as such thereafter”.***

Reason: In the interest of Light Pollution Policies GG3 and SI 1 of the London Plan (2021)”

TPS hereby provide written confirmation that the external lighting is designed to allow for control and mitigate light pollution and disturbances to natural habitats. Below is a detailed description of the external lighting proposals in relation to their location. Appended to this report are the external lighting calculations undertaken in DiaLux which demonstrates the external lighting is compliant with the BG.06 SLL guide and British Standard EN12464.

The ground floor lighting will be controlled via photocell and time clock with an override switch located in reception. The photocell will ensure the lighting will only come on from dusk and switch off at dawn which ensures that the disturbance nocturnal life is mitigated. The time clock will allow further control during winter months and whereby the days are shorter therefore the lights can be activated by earlier darkness which may not be necessary and waste energy. Lastly, the override switch will prevent energy wastage by allowing occupiers the ability to switch the lights off manually when morning darkness lasts longer during the winter months. The lighting calculations appended to this statement identify that the external lights are achieving 10 lux on the public highways / pavements whilst remaining unobtrusive by maintaining extremely low light spill to surrounding areas. This is demonstrated within the afore mentioned lighting calculations.

The rear escape stair is controlled by photocell as this lighting is critical to the safe evacuation of the building under fire conditions and therefore will remain on continuously during dusk and until dawn. During winter months when the days are shorter the days are darker and therefore having these lights on the rear escape stair are best to be on photocell.

The roof terrace will be controlled by Photocell and time clock to ensure that the nocturnal life will not be disturbed. The Terrace will be usable between the office hours of 08:00 to 19:00 hours on weekdays and will not be used on weekends or bank holidays.

In summary, the external lighting scheme has been designed to be in fully compliance with the relevant standards (BG.06 SLL guide and British Standard EN12464) and unobtrusive by maintaining extremely low light spill to surrounding areas. This is demonstrated within the afore mentioned, detailed lighting calculations.

Signature M Frost (of Taylor Project Services LLP)

Position: Senior Mechanical Engineer

Date: 21th January 2025