

PD13794/GA/EM/AN

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Town Hall
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19 January 2025

Planning Portal ref. PP-13701995

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TRUSTEES OF THE BRITISH MUSEUM
BRITISH MUSEUM, GREAT RUSSELL STREET, LONDON, WC1B 3DG
DISCHARGE OF CONDITION 18 (LIGHTING) PURSUANT TO PLANNING PERMISSION REF: 2023/1848/P**

On behalf of our client, The Trustees of the British Museum, please find enclosed an application for the discharge of Condition 18 (Lighting) of the Planning Permission, dated 17 July 2024. Permission was granted for:

“Erection of new two storey building, plus basement and associated works to provide plant and welfare accommodation ancillary to the Museum following demolition of existing building and two storey structures on East Road (to the rear of 9-11 Montague Street and 43 Russell Square).”

Condition 18 requires that:

“Prior to the relevant part of the works details of the proposed lighting scheme, to include a lux levels plan, (including any mitigation for expected light spill, especially during the active period for bats between November – May), 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 ecology, visual amenity and promoting a safe and secure environment in accordance with policies A1, A2, A3 and C5 of the Camden local Plan 2017.”

To facilitate the full discharge of **Condition 18 (Lighting)**, Steensen Varming has prepared a Lighting Assessment. This Document includes the following:

- Design statement for the external lighting of the East Road Building;
- Detailed information, including specification of the proposed luminaires and their respective lux levels; and
- Measures taken to reduce and mitigate light pollution during nighttime.

With regard to the proposed lighting scheme, the following provisions are outlined:

- **External Luminaires at Ground Level:** Wall-mounted luminaires are proposed, designed to emit downward beams to illuminate East Road. Additionally, low-glare downlights are proposed for the main entry recess into the East Road Building. All lighting in this area would be controlled by an astronomical time clock and/or daylight sensor, with the lighting automatically activating one hour after sunset and switching off at 23:00.

- First Floor Generator Room: As detailed in the Lighting Assessment, the Generator Room is a semi-open space. Wall-mounted luminaires with top shields and linear downlights are proposed to provide illumination for the area above the generator. All lighting within the Generator Room would be activated by Passive Infrared Sensors, ensuring that lighting is only used when access is required or during maintenance activities.

Furthermore, the Lighting Assessment indicates that the proposed lighting scheme has been developed in accordance with the guidelines set forth in the *ILP Guidance Note GN08: 2018, Bats and Artificial Lighting*, to mitigate any potential impact or disturbance to bat populations. The following measures have been incorporated into the lighting design to achieve this:

- The use of LED luminaires to minimise UV light emissions;
- The adoption of a warm white light spectrum; and
- The selection of luminaires with a peak wavelength greater than 550 nm (below 3000K).

The Assessment also provides details of the lux levels for the proposed lighting scheme, supported by light modelling. Notably, the modelling demonstrates that when the lighting in the generator room is activated, the light spill onto the neighbouring building would be limited to less than 1 lux.

Please refer to the enclosed Lighting Strategy for further information.

Application Procedure

We trust that the above and the enclosed Lighting Assessment is sufficient to discharge Condition 18 (Lighting) of full permission ref. 2023/1848/P

The application has been submitted via the Planning Portal under reference: PP-13701995.

The application fee of £145.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2015 (as Amended 2017).

We would be grateful if the London Borough of Camden could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Graham Allison (graham.allison@montagu-evans.co.uk / 07818 012 421), Eleanor Mazzon (eleanor.mazzon@montagu-evans.co.uk / 07341 114 765), or Alex Nesti (alex.nesti@montagu-evans.co.uk / 07387 542 160) at this office.

Yours faithfully,

MONTAGU EVANS LLP

MONTAGU EVANS LLP

Enc.