

Application ref: 2025/1531/P
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Development Management
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Newmark
One Fitzroy
6 Mortimer Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Brunswick Centre Estate
Brunswick Centre
London
WC1N 1AE

Proposal: Replacement of existing canopy lights, installation of new linear lights surrounding retail entrance, removal of existing ceiling features and fixings in Coram Arcade and installation of panel ceiling lights, and associated works

Drawing Nos: Plans: 0210-101, rev A; 0210-102; 0210-201, rev A; 0210-202, rev B; 0210-203; 0210-204; rev C; 0210-301, rev A; 0210-302, rev A;

Supporting information: Cover letter prepared by Newmark, ref. NFR/SNE/FPL/U0013257; Design and Access Statement prepared by Studio 9, rev K, 21/03/2025; Heritage Impact Assessment prepared by Purcell, rev 01, March 2025; Detailed Luminaire Schedule prepared by Studio 9, 0210-SC1, rev C, 21/03/2025

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 0210-101, rev A; 0210-102; 0210-201, rev A; 0210-202, rev B; 0210-203; 0210-204; rev C; 0210-301, rev A; 0210-302, rev A;

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.

- 4 The approved external artificial lighting shall not exceed lux levels of vertical illumination at neighbouring residential and commercial premises that are recommended by the CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks planning permission for the installation of replacement of existing lights and associated fixings under the canopies along the shopping street of the Brunswick Centre; installation of LED lighting around the entrance to the centre's westernmost retail unit, occupied by a supermarket; and, installation of LED lighting panels to the ceiling of Coram Arcade which links the shopping street to Marchmont Street.

The proposed lighting improvements would seek to increase the footfall and perception of safety of the shopping area and central outdoor plaza, and Coram Arcade at the Brunswick Centre.

Coram Arcade is currently lit with cold white reflected light throughout day and night making the environment very stark and uninviting. The ceiling is also very inconsistent with a mix of vaulted and flat ceilings as well as a mix of ceiling levels making the space feel chunky and unpleasant. The 'flattening' of the ceiling with fabric covered light boxes would make this space feel more homogeneous. The lighting itself would typically change colour temperature and intensity throughout the day to link with the circadian rhythm but can also be programmed to show abstract movement and change colour.

The works would also remove the existing CCTV mounting and camera which detract from the experience of the arcade.

The canopy lighting along the shopping street would be upgraded to allow the lighting colours to be changed and allow for dynamic lighting scenes. The existing lighting luminaries would be replaced in the same location.

The lighting to the surround of the entrance to the supermarket would enhance the main entrance to this larger building, which forms the anchor tenancy of the shopping street. The linear, surface mounted LED lighting would match the building's architecture and create a focus to this area during hours of darkness.

In summary, the proposals would improve lighting for security reasons during the evenings and darker winter months, whilst also providing high quality, aesthetically pleasing lighting which is appropriate for a retail location and will aim to assist in improving footfall to the area.

Overall, the proposal would preserve the special interest of the listed building. The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

Camden Local Plan Policy supporting paragraph 6.6 states that Camden's dense character means that light pollution can be a bigger problem in the borough than in lower density areas where uses are not so close together. Artificial lighting should only illuminate the intended area and not affect or impact on the amenity of neighbours.

A lighting assessment has been undertaken to determine the existing, and proposed, lighting levels for the site. This assessment concludes that the lighting proposed will assist in improving lighting to the areas where the installations are undertaken, without creating adverse impacts to surrounding uses, including the residential uses at the upper levels, through light spill/glare etc. Further measures are also proposed to assist in mitigating light impacts on surrounding uses, through the suggestion of lighting controls, including the dimming of certain lighting later in the evening. A condition is proposed to control lighting levels and any impacts to occupiers of surrounding properties. Overall in relation to amenity impacts, the proposed works will elevate the street whilst making visitors feel more safe and secure in their surroundings as well as provide an enhanced sense of belonging and quality of life for the residents and visitors.

- 2 No objections were received prior to this decision, which was based on the site's planning history.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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).

- 4 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.
- 5 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.

- 6 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.

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).

7 + 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 and 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 the post-development value of the onsite habitat, or 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>.

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