

RL/P5296
24 September 2013

Development Planning
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Planning Portal Ref. - PP-02893912

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
St. Martins House, 73-75 Monmouth Street, London, WC2H
Planning application for the installation of eight up-lighters

On behalf of the applicant, Shaftesbury Covent Garden Limited, please find enclosed a full planning application for the installation of up-lighters to the south façade of St. Martins House, 73-75 Monmouth Street. The application documents have been submitted via the planning portal. A cheque for the planning fee of £195. will be submitted separately by post.

Site Location

The application property, also known as St. Martins House, is located on the prominent corner junction between Monmouth Street (to the west) and Shelton Street (to the east) leading down to St. Martins Lane. The property, of five storeys, comprises retail at ground floor, office at first, second and third floors and residential to the fourth floor. The property is not listed however is located within the Seven Dials Conservation Area.

This application relates solely to the most southern front elevation where Monmouth Street and Shelton Street merge. Please refer to the submitted photograph indicating the front elevation for the proposed lighting.

The Proposal

The property occupies a prominent location which is visible in long views from St. Martins Lane. It is importantly located at one of the seven entrances into Seven Dials and therefore plays an important role in the townscape.

The applicant seeks the installation of 8 small up-lighters to the southern corner façade of St. Martins House, 73-75 Monmouth Street. Up-lighters will be located either side of the central windows located at first, second, third and fourth floors. The up-lighters will provide a narrow shaft of dimmed lighting to provide attractive and gentle illumination of this prominent corner building upon entering Seven

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

DD 020 7556 1541

E rupertl@rolfe-judd.co.uk

T 020 7556 1500

www.rolfe-judd.co.uk

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Dials. The light will be purposefully directed up towards the buildings elevation and will avoid any potential light spill and light pollution. The proposed subtle up-lighters will measure approximately 160 mm x 120 mm and finished in a dark brown complimenting the existing brick work, with the final two fourth floor up-lighters finished in white to match the existing white render.

We note identical lighting schemes have been approved at similar prominent locations around Seven Dials. These properties include 144 Shaftesbury Avenue, 50-52 Monmouth Street, 1 Monmouth Street and 188 Shaftesbury Avenue. Please refer to the exiting and proposed drawings numbered 21799-P01 and 21799-01, and the Design and Access Statement.

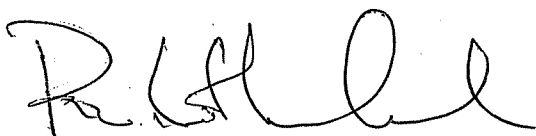
Planning Policy and Guidance Consideration

The proposed lighting scheme follows the guidance within Camden's Planning Guidance 6 - Amenity. As stated under Section 8 'Artificial Lighting', we have submitted all relevant information required for the submission of external lighting.

It is consider the proposed gentle lighting will not give rise to any demonstrable harm to the building or its occupiers but will positively contribute to the character of the Seven Dials Conservation Area, in accordance with the requirements of Policy DP26. Supportive text highlights the positive contribution such well designed lighting schemes can bring to an area; creating a sense of safety, enabling additional activities in the evenings and at night, to effectively highlight landmark buildings, add vitality to our streets, reducing opportunity for crime and increase natural surveillance. We consider that the proposed lighting is fully supportive of Policy DP26 and will not have a detrimental impact upon the amenity of any surrounding residents. The proposed up-lighters will shine a narrow and purposefully directed shaft of light upwards, thereby subtly illuminating the façade of the building.

We trust you have sufficient information to register the application and we look forward to a swift and positive outcome. However, should you have any further queries or require additional information please do not hesitate to contact the undersigned.

Yours faithfully



Rupert Litherland
Rolfe Judd Planning Limited