

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	20/07/2010
		N/A		Consultation Expiry Date:	07/07/2010
Officer			Application Number(s)		
Jennifer Walsh			2010/2752/P		
Application Address			Drawing Numbers		
Highgate Road Baptist Church Highgate Road London NW5 1BS			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Details of internal lighting pursuant to condition 11 of planning permission dated 23/6/2006 (Ref no. 2005/0888/P) for (Redevelopment of existing chapel; Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential units within the chapel).					
Recommendation:		Approve details			
Application Type:		Approval of Details			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified	22	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>1 Chetwynd Villas object to the application on the following grounds:</p> <ul style="list-style-type: none"> - The works have been highly disruptive, noisy, dirty and they have been heavily disturbed by a number of features of this development. - The design of the staircase is a case in point. The structure means that the internal lighting is both intrusive and polluting of the immediate environment. - On several occasions the lighting has been kept on overnight creating light pollution and wasting energy. - The buildings are also leaving lights on in the apartment which causes great nuisance. - Since the building and the lighting has already been installed, they ask that the lighting is reduced in intensity and output and masked as much as possible and that timed switches are added to reduce the impact of the proposal. <p>3 Chetwynd Villas object to the application on the following grounds:</p> <ul style="list-style-type: none"> - There is a spectacular display of energy being wasted in the night-time darkness from the steel and glass structure. - What happened to the timers? - They do not think that the planning staff have looked at the 'wholeness' of the project. - They would like to see low illumination on a timer as promised. 					
CAAC/Local groups comments:	<p>Chetwynd and Twisden Roads Residents Association object to the application on the following grounds:</p> <ul style="list-style-type: none"> - Confusingly this application for release of Condition 11 comes in under the 2005/0888/P title, which refers to the original application before the site was split into two. - This application only relates to the residential aspect of the church. - The technical content of this application is rather difficult to understand. - The exterior lighting does not form part of this application. - The glazed link top landing should include the lobby created to the top flat. This section of the link building is not shown in this submission. - As has become common practice, the applicant has, again, installed the lighting scheme prior to obtaining consent. The lighting is very powerful and the impact is that of a commercial building. - A section through the stairwell should be submitted to show the relationship of the floors, the location of the fittings and include the large rose windows. - No details of the fourth floor have been submitted. - The illumination of this part of the main windows forms a critical element. <p>- If the trough light intensity were those identical to those illuminated last week in part of the glazed link building, then their visual impact and light spread distribution would be entirely inappropriate.</p> <ul style="list-style-type: none"> - As the chapel sits on higher ground, one is likely to look straight up and into the intensity of light and of such troughs, especially now the original opaque glass has been replaced with virtually all clear. There is also the important long view from the west to this window thus the light source should be well balanced. 					

Site Description

The application site comprises the Highgate Road Chapel located close to the junction of Chetwynd Road and Highgate Road. The Chapel is currently under renovation to be converted from D1 use (place of worship) to C3 use (residential). Planning permission 2005/0888/P granted consent for the change of use of the building to provide 14 residential units within the original chapel building.

The site is located within the Dartmouth Conservation Area. It is not a listed building; however it has been identified as making a positive contribution to the Dartmouth Park Conservation Area.

Relevant History

2005/0888/P – PP granted subject to a S106 legal agreement on 23.6.06 for the redevelopment of existing chapel, Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential flats within the chapel.

It is important to note that the ownership of the application site has changed since planning permission 2005/0888/P. The site has been sold and is currently owned by two separate parties. The applicants for the purposes of this application own Grove End Lodge and the Highgate Road Chapel.

2008/3111/P – Amendments to southeastern rear elevation as a variation of planning permission dated 23rd June 2006 (ref. 2005/0888/P) (for the redevelopment of existing chapel; Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential units within the chapel).

GRANTED 17/10/2008

2009/3320/P - Amendment to previously approved application 2005/0888/P (granted 23/06/2006). In relation to external alterations including reinstatement of tracery details, alterations to glazed porch, glazed windows and timber doors and widening of balcony facing Manse building. **GRANTED 19/10/2009**

2009/4832/P: Approval of details pursuant to Conditions 3C (Commemorative Stone Protection) , Condition 3E (Roof Vents) and Condition 14 (Ventilation) of planning permission ref 2005/0888/P, dated 23/06/2006 for redevelopment of existing chapel, Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential units within the chapel. **PART GRANT/PART REFUSE 07/12/2009**

2010/0117/P: Variation of Condition 3(d) (rooflights) of permission dated 07/12/2009 (2009/4832/P) for the redevelopment of existing chapel; Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential units within the chapel. **GRANTED 23/02/2010**

2010/1992/P: Details of retention of commemorative stone and granite setts pursuant to Condition 3(c) of permission dated 23/06/2006 (2005/0888/P). **GRANTED 16/06/2010**

2010/2404/P: Submission of details pursuant to condition 3b (requesting samples of yellow stock brickwork) of planning application reference 2005/0888/P. **GRANTED 01/07/2010**

Relevant policies

London Borough of Camden Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7 - Conservation area

SD6 – Residential amenity

SD7 – Light, noise and vibration pollution

Camden Planning Guidance

Dartmouth Park Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

CS16 - Improving Camden's health and well-being

CS17 - Making Camden a safer place

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

DP29 - Improving access

Assessment

Condition 11 reads:

Full details of how any internal lighting will operate within the new communal staircase/glazed link shall be submitted to the Council for approval prior to the occupation of any part of the development. This shall include details of lux levels for low level and energy efficient lighting methods and any such lighting shall operate on a sensor timer system only between 2200 to 0700 hours. Details shall be implemented as approved and retained likeso thereafter.

This condition was imposed following concerns expressed by local groups to the original scheme and the likely pollution from the glazed staircase link. The original Committee report on this quotes the following summary of objections and officers' response:

The occupants of the houses in Chetwynd Road opposite the Church have legitimate concerns about light pollution from the glazed staircase. We would suggest it has a treatment similar to that of the Haddo Housestair Tower or shielded lights directed away from the road.

Response: Planning permission has been granted for a glazed link here subject to conditions requiring details of lux levels and sensor lighting after 10pm daily. This is considered to address concerns regarding light pollution.

Details of the form in which the internal lighting will take have been submitted. The details submitted include the lighting manufacturer's profile section drawings with dimensions and how the internal lighting is to be operated within the communal staircase and glazed link building is also detailed. Recessed lights are proposed within the link buildings and communal staircases. The locations of the proposed lighting are detailed in the drawing of main common/private stairs. It should be noted that the lighting is in the process of being installed and tested but has not been finally and completely implemented.

The lights will be shielded by barrier features so that the light shines up and down rather than directly outwards. It is proposed to have a 'Tridonic' system which is a sensor-based system for the lighting that is in operation between the hours of 22.00 – 07.00 as requested within the condition. The information provided states that during these hours the lights are activated by motion sensors and they gradually fade out if no movement has been triggered after a 3 minute period. Such motion sensors should be installed and maintained hereafter. This will ensure that no lighting will permanently occur at night to disturb residents sleeping in properties opposite.

The submitted interior and exterior lighting calculations have been examined by the Council's Environmental Health Officer who has considered the proposals to be acceptable. The lighting is recessed thereby reducing the impact on the wider neighbouring area. The properties directly opposite are approx 20m away from the church façade and even further away from the recessed staircase link in question. The submitted graphs illustrate the degree and location of illumination intensity and light spillage from the window at different distances, so that the level of illuminance will be 3 lux at 12m, 2 lux at 15m and so it progressively reduces with further distance. 1 lux is equivalent to deep twilight. Thus when the lights are on or activated, resulting light levels on the opposite side of the road will be extremely low and no light pollution should occur to properties opposite.

It is considered that the measures as shown are acceptable in order to discharge the condition, with an informative to advise that the details including the sensor system shall be implemented exactly and permanently in accordance with the approved scheme.

Recommendation: Discharge Condition.

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th June 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>