

Delegated Report		Analysis sheet		Expiry Date:		09/04/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sharon O Connell				2010/0715/P			
Application Address				Drawing Numbers			
30 Oval Road London NW1 7DE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of scheme of external lighting pursuant to Condition 5 of planning permission granted 09/04/2009 (2009/0066/P) for the substantial redevelopment to create a part-4, part-5, part-6 storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbey's Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L).							
Recommendation(s):		Discharge condition 5					
Application Type:		Approval of Details					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						
Site Description							
Prior to demolition commencing on site, the application property was a C19 th industrial building. It is located partially within the Regent's Canal Conservation Area [the north-eastern corner of the site is not within the conservation area]. It is identified making a positive contribution to the Conservation Area in the Regent's Canal Conservation Area Statement.							
Works are being carried out with regard to the implementation of planning permission 2009/0066/P.							
Relevant History							
2009/0066/P The substantial redevelopment to create a part-4, part-5, part-6 storey building plus basement to provide office space (Class B1) at ground and basement levels and residential use (Class C3) providing a total of 70 self-contained flats (27 x 1-bedroom; 35 x 2-bedroom; 6 x 3-bedroom and 2 x 4 bedroom, including 24 affordable units) with ancillary landscaping, together with alterations to the retained elevations, including rebuilding of facades on the Gilbey's Yard elevation. (Following the substantial demolition of the existing buildings see associated conservation area consent 2009/0069/C and listed building consent 2009/0068/L).							
Condition 5 stated "Within 4 months of the date of the decision, a scheme of external lighting shall be submitted to the Council for approval. The details shall include the following:							
- The appearance of the light fixings and their location on the building;							

- A light impact survey which shall include any attenuation required to ensure that the proposed lighting does not result in light pollution to neighbouring properties.

The external lighting shall be installed as approved, and thereafter permanently retained and maintained as such.

Reason: to ensure the lighting on the proposed scheme does not result in an unacceptable level of light pollution to adjoining properties in accordance with the requirements of Policies SD6 (Amenity for occupiers and neighbours) and SD7 (Light, noise and vibration pollution) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies S1, S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

SD7 (Light, noise and vibration pollution)

B1 General Design Principles

B7 Conservation Areas

Assessment

Submission within timeframe required within the conditions:

The details for this condition were required within 4 months of the date of the consent. This requirement of the condition was not met. However, due to the nature of the information required by the condition, and the fact that these elements of the building have yet to be constructed, it is considered appropriate to proceed with the assessment of the application to discharge these conditions.

Condition 5: The appearance of the light fixings and their location on the building:

The proposed lights due to their design and location will have a minimal impact on the overall appearance of the building and are considered acceptable.

A light impact survey which shall include any attenuation required to ensure that the proposed lighting does not result in light pollution to neighbouring properties:

The applicants have submitted a light impact survey which demonstrates that lighting design will not create any discomfort glare to the surrounding developments as the levels of light are all contained in a downward plane to within a few metres of the base of the building. It also states that the lighting form of this building is of a level that will blend with the surrounding ambient street and general development lighting. It is therefore considered that the evidence submitted has demonstrated that the scheme of lighting will not impact on the amenity of surrounding residential properties and therefore this part of the condition has been satisfied. Concerns were however raised by the Council's nature conservation officer as to the impact of the lighting on bats along the canal. To ensure that the lighting does not impact on the bats at night, he suggested that the lights along the canal be turned off at 7pm each night. The applicants confirmed in writing within a letter dated 23rd March 2010 that a timer would be attached to the lights along the canal ensuring that they would switch off at 7pm each night. On this basis, the lighting is considered acceptable.

It is recommended that an informative be attached reminding the applicant that condition 10 (sound data for chiller unit) of planning permission granted on 9 April 2009 (2009/0066/P) remains outstanding and requires details to be submitted.

Recommendation: Discharge condition 5

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