

Delegated Report		Analysis sheet	Expiry Date:	31/12/2009
(Members Briefing)		N/A	Consultation Expiry Date:	10/12/2009
Officer			Application Number(s)	
Jennifer Walsh			2009/5232/P	
Application Address			Drawing Numbers	
La Sainte Union Convent School Highgate Road London NW5 1RP			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 30 illuminated bollards adjacent to paths within grounds of school (Class D1).				
Recommendation(s):	Grant planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	54	No. of responses	14	No. of objections	09
Summary of consultation responses:	<p>1 Brookfield Park, object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - During these difficult economic times they wonder why it is necessary to install expensive bollards which will be used for such a limited time during the day. The situation is even more surprising with the plans to redevelop the school building. - There is already a lot of light illuminating the pathways and buildings from before dusk until well after the pupils have gone home. Several lights remain on all night and are not turned off well after sunrise. - The bollards running parallel with the end of the gardens on Brookfield Park are positioned to illuminate the road and not the pathway. -They are thoroughly against further light pollution on their south looking direction. <p>5 Brookfield Park, object to the proposals on the following grounds:</p> <ul style="list-style-type: none"> - Some lights are left on all night at the school. Any illuminated bollards should be switched off after 6pm at night. They should not be left on all night. <p>7 Brookfield Park, object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - There is already significant light pollution from the burglar/ security lights at the back of the school which are switched on all night (facing the back of their house). These and the proposed illuminated bollards should be switched off once the pupils go home. <p>17 Brookfield Park, object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - They are not clear what or where the illuminated boards are or what they will be illuminating. - Their bedroom backs onto the school and they are very concerned that there will be light pollution after dark in the evenings after school closing time. -If the bollards cast light affecting the houses backing onto the school then they object to that. <p>17 Croftdown Road, object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - Their garden is on the S side of the convent grounds. Currently the long E-W paths lit with low level bollards and these are left on all night, including weekends. There are also several high security floodlights fixed to buildings, and these are left on at all times instead of being movement activated. - As a result there is significant light pollution, waste of energy and the birds sing in the middle of the night. -They note that the applicant's details state that the proposed bollards would normally be illuminated from dusk to 6pm Monday to Friday only – why can't they do this with the existing lights? - They object unless a planning condition be imposed requiring the bollard lights to be illuminated only from dusk until 6pm Monday –Friday, except that lighting may be continued to 8pm when the school is in use for open meetings. -A condition be imposed requiring all the high level security lights may be continuously illuminated only when the bollards are. After these hours, all the security lights should be switched off and then operate only on a movement activated mode. - The proposed bollards should be of the stepped cone type with a internal baffle which obscures the direct view of the lamp. <p>23 Croftdown Road, object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - No information has been given in the planning application. - What size will the bollards be? Will they be on the paths within the school grounds? - There are lights on the main path already which stay on all night and disturb the birds. - They feel they are not necessary and to have more would be ridiculous. Will the proposed bollards be very bright? - In this day and age environmental issues are paramount. Also the expense of powering those lights needs to be considered. - The school is closed during the evenings except on the odd occasion so why are the extra lights required? <p>25 Croftdown Road, object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - The current lights on the Convent grounds already shine into the bedrooms in their house at night. - They object to the installation of further lights when they are already disturbed by the extreme lights If the lights were extinguished at night – they would have no objection. 					

45 Croftdown Road, objects to the proposal on the following grounds:

- Although the applicant states no trees will be affected, there is a very beautiful and vulnerable Cherry Tree in the line of the proposed bollards.
- This tree would be at risk if bollards and electricity cables were installed. There are other trees which would be similarly affected.
- The design and access statement incorrectly states that there is no artificial lighting with the grounds of the school. Floodlights were installed by the school in 2006, greatly affecting neighbouring houses in Croftdown Road and Brookfield Park. These floodlights already provide extensive illumination. Does this application replace the need for the floodlights?
- Can the design and Access Statement that the illumination will only be used from dusk to 6pm Monday to Friday be enforced?
- The area is under high illumination and light spill due to the density of the surrounding population – the school buildings and floodlights, the neighbouring houses and nearby street lights.
- Surely this is at odds to current planning and environmental concerns of CO2 emissions and unnecessary energy consumption.

27 St Albans Road objects and asks the following questions:

- What effect would the illuminated bollards have?
- Where will they be installed?
- What strength of illumination will they be?

31 Croftdown Road commented on the application as follows:

- No objection as long as they are switched off at night or screened from adjacent house windows. A current security light is unshielded and so is both wasteful and annoying.

31 Croftdown Road commented on the application as follows:

- Illuminated bollards are likely to create a lot of light pollution after dark. They would be happy with the installation provided that they can be switched off after dark and also preferably outside school hours.

Flat 2, 17 Brookfield Park supports on the application:

- They understand that the bollards are less than 1 metre high and they have no reason to object to them if this is the case.

17 Brookfield Park supports the application:

- They guess that the application would be ok as far as it goes and if and only if the terms stated in the application are adhered to. i.e. the height of the bollards, the times when they are illuminated and that the light is directed downwards. This is particularly important.

No response from Dartmouth Park CAAC has been received.

Brookfield Park Residents Association (13 Brookfield Park) supports the application:

- Having discussed the application with residents, most people are agreeable to the proposals as described i.e. Bollards no higher than 0.8m and lit by 18 watt bulbs.
- The school must adhere to the arrangements that these lights are switched off at 6pm or 8pm if there is a parents meeting for example.
- They must ensure that the lights are not left on all night since there is already a high level of illumination from the security lights which are on all night and shine directly into people's bedroom.
- There is concern that if the school does get permission they might decide to increase the height of the bollards.

CAAC/Local groups comments:

Site Description

The school was formerly used as a Roman Catholic Covent and was built c.1864. The site comprises several buildings, some of which are listed and the site is currently in use as a school (Class D1). The application site is located on the east side of the Highgate Road, between Croftdown Road to the south, Brookfield Park to the west and St Albans Road to the north. It falls within the Dartmouth Park Conservation Area.

Relevant History

2008/0838/P: Installation of vehicle and pedestrian gates for secondary entrance at Croftdown Road. **GRANTED 29/07/2008**

2008/5971/P: Alterations to boundary wall including new gates and replacement of part of wall with metal railings on a brickwork base on the Croftdown Road boundary. **WITHDRAWN 21/07/2009**

2008/6008/P: Retention of single storey temporary portacabin adjacent to the south boundary with Croftdown Road. **REFUSED AND WARNING OF ENFORCEMENT ACTION TO BE TAKEN**

Relevant policies

London Borough of Camden Replacement UDP (2006)

SD6 – Amenity for occupiers and neighbours

SD7 – Light pollution

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed Buildings

B7 – Conservation areas

Camden Planning Guidance 2006

Assessment

1.0 The Proposal

1.1 The proposal is for installation of 30 illuminated low level bollards within the schools grounds. The bollards would be located mainly within the area to the east and south of the site. The proposed bollards would be located across the site to light up paths during the school day specifically during the winter months. The proposed bollards would be domed topped, black in colour measuring 0.8 metres in height and would be illuminated with an 18w bulb. The top of the bollard has four 'louvres' to prevent glare to walkers. These louvers also ensure that the light is directed downwards onto the pavement. The bollards are to be Marlin Sterling Bollard Lights Ref SBMLD 1806.

2.0 The main issues here are the impact of the proposed bollards in terms of the appearance and the character of the Listed Buildings, the conservation area and the amenity upon the neighbouring occupants.

2.1 The proposed bollards would be located around the north east of the site surrounding the car parking area, and would then lead down the back of the boundary with properties along Croftdown Road adjacent to a wide footpath leading through the middle of the site to the main school building.

2.2 It is considered that the light fittings are fairly innocuous and evenly spaced within the large grounds. In this regard the lighting is not considered to harm the special character of the school or character and appearance of the surrounding residential area.

2.3 Due to the height of the proposed bollards as well as the detailed design of the structure, it is considered that the proposed bollards would not be likely to cause unacceptable harm to the appearance and character of the listed buildings as well as the wider Conservation Area.

3.0 The impact on the amenity of adjacent occupiers

3.1 Objections have been received from surrounding residents in Brookfield Park to the east and Croftdown Road to the south in relation to the existing flood lighting that were installed within the school grounds in 2005. Having checked the planning history it would appear that this matter was investigated by the Council's Enforcement Team and adjustments were made to the positioning of the security lights. The case was closed on 22/09/2008 and no further action is being taken.

3.2 The proposal relates to the installation of 30 illuminated low level bollards. The agent has advised that the bollards will be lit from dusk until 6pm Monday to Friday inclusively. However it has been suggested that it may be necessary to extend the operation times until 8pm on a number of individual occasions when the school is used for opening evenings. It would be considered necessary to attach a condition to the permission to restrict the use of the bollards between 4pm – 8pm Monday to Friday.

3.3 It is considered that due to the height of the bollards, as well as the structures being lit using an 18w bulb, directed towards the pavement, they will not have any perceived impacts on the residents of the neighbouring properties in terms of additional light spillage.

4.0 Impact on trees

4.1 A neighbouring resident has raised concern that the location of the bollards and electricity cables may affect several trees including a cherry tree. However, due to the height of the bollards and thus the limited foundations, they are not considered to have a detrimental impact on the trees and are therefore considered acceptable.

Recommendation: Grant Planning Permission subject to conditions

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613