

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/04/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		31/03/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Aysegul Olcar-Chamberlin				2009/0350/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
316 - 326 Finchley Road London NW3 7AG				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of lighting to a path leading to communal gardens to the rear of 316 - 326 Finchley Road.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>42</b>	No. of responses	<b>03</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 10/03/2009 to 31/03/2009.  The occupiers of Flat 4 at 316 Finchley Road and Flat 4 at 318 Finchley Road consider the proposal will improve the security at the rear and support this application.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b>Redington/Frognaal CAAC</b> asked for clarification for the number, height and power of the proposed lighting poles. The Chair of Hampstead CAAC was informed about the height, power and location of the proposed lighting poles on 01/04/2009. Given the location and power of the lamps and their proximity to the residential properties in the surrounding area, the CAAC considers the proposal is acceptable and raises no objection.					

## **Site Description**

The application relates to residential properties at 316-326 (even) Finchley Road on the east side of Finchley Road in Redington/Frogna Conservation Area. The application properties have a communal garden at the rear.

The application properties are considered to be a positive contributor to the appearance and the character of this part of the Conservation Area in Redington/Frogna Conservation Area Statement.

## **Relevant History**

None

## **Relevant policies**

### **Camden's Revised Replacement Unitary Development Plan 2006**

- S1/S2 - Sustainable Development
- SD1 – Quality of Life
- SD6 - Amenity for Occupiers and Neighbours
- SD7A- Light Pollution
- B1 - General Design Principles
- B7- Conservation Areas
- N8 - Ancient Woodlands and Trees

### **Camden Planning Guidance 2006**

### **Redington/Frogna Conservation Area Statement**

## Assessment

The proposal is for installation of 8 no 4m high pole luminaries with high-pressure lamps to a path around the communal gardens at the rear of 316 - 326 Finchley Road to provide adequate lighting to the communal gardens. The proposed lamps would be 50W to 125W.

The main considerations are impact on the appearance and character of the conservation area and amenity of neighbours.

The proposal would not alter the existing soft and hard landscaping features in the communal gardens and would not be visible from the public realm. The proposed lighting will increase the sense of security for the residents of 316 - 326 Finchley Road. The design, height and location of the proposed lighting poles are considered not to harm the appearance and the character of the Conservation Area. Thus, the proposal would be in accordance with the Council's relevant policies and guidance.

Policy SD7 states the Council will not grant planning permission for floodlighting or other forms of lighting, if it creates light pollution. Additionally, the Council's planning guidance advises that lighting should be installed as high as possible on the outdoor recreational areas and only illuminate the intended area and not affect or impact on its surroundings and energy efficient equipment and fittings should be used wherever possible to prevent energy waste. Given the power and location of the lighting, the proposal would not be likely to cause unacceptable level of light pollution. Therefore, a light impact survey outlining possible attenuation is not considered to be necessary for the assessment of this application.

The proposal is considered not to be likely to cause light pollution which would adversely affect the amenities of the properties in the surrounding area. The rear of the residential properties on 1 to 58 Kidderpore Avenue and the rear of the office building on a slip road off Kidderpore Avenue face the communal gardens of the application properties. The direction of the lighting would be towards the rear of those residential and office buildings. There would be a minimal light spillage from the lighting sources at the rear of 326 and 324 Finchley Road towards the flank of the office building. Given there are no windows on the flank elevation of the office building that might be affected by this light spillage, the proposal is considered not to harm the amenities of that property. 1 to 58 Kidderpore Avenue is located approximately within 45 m from the communal garden. Given the location and illumination details of the proposed lighting, the proposal would not be likely to harm the residential amenities of 1 to 58 Kidderpore Avenue.

No details of switching mechanisms, sensor, and timer and energy efficient features are submitted with this application. Given the proposal would not be likely to raise any significant amenity issues, it would be unreasonable to require details of switching mechanisms, sensor, and timer.

**Recommendation:** Grant conditional planning permission.

### **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*