

CONSULTATION SUMMARY

Case reference number(s)

2014/5237/P

Case Officer:

Neil McDonald

Application Address:

199-206 High Holborn, London WC1V 7BD

Proposal(s)

Installation of 9 x surface mounted spot uplighters and 8 x linear wash uplighters at ground floor level to illuminate the High Holborn and Newton Street facades of the building.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

Consultation was by site and press notice only.

1 x objection was received from a resident living in a flat in 1-3 Newton Street. They raise the following grounds:
 "As a resident of Newton Street that is directly facing 199-203 High Holborn building, if the lights are installed to "illuminate" the building this will cause a continuous amount of lighting 24/7 through our windows. This will then create disruption in sleep patterns in which no one would like if you was a resident. In addition due to long term terminal health conditions this is not ideal for one of my family members."

(Commentary on the grounds of representation, including balanced reasoning for recommendation)

Of the 9 spot uplighters proposed for the modern façade only two of these would be positioned on the Newton Street elevation and only the part of the building closest to High Holborn. They would therefore not be directly

opposite 1-3 Newton Street which mainly faces the projecting rear element of the application building where there is no lighting proposed. These would be at the base of the façade to accentuate the architectural features during evening hours. The amount of reflected light towards other properties at upper floor levels should be minimal. A condition that the lighting fixtures should be adjusted so as to minimise external glare is recommended to be imposed.

Recommendation:-

Grant planning permission