

Ms Amy Lee
CBRE Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2014/7757/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

5 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
79-86 Chancery Lane
London
WC2A 1BQ

Proposal: Installation of external lighting

Drawing Nos: Site location plan (Ref: 1966 PL 01); Stage Design Document by Hoare LEA Lighting containing proposed lighting details dated December 2014 (Ref: DOC-166002121-130724-CHANCERY LANE-STAGE E-P5); Covering Letter by CBRE Ltd dated 17th December 2014

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: - Site location plan (Ref: 1966 PL 01); Stage Design Document by Hoare LEA Lighting containing proposed lighting details dated December 2014 (Ref: DOC-166002121-130724-CHANCERY LANE-STAGE E-P5); Covering Letter by CBRE Ltd dated 17th December 2014

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed lighting schemes for the jewel linking feature (a thoroughfare leading from Chancery Lane to Star Yard), Star Yard, Bishops Court and the office façade are considered to be acceptable in their locations and are of an appropriate design by virtue of the scheme reflecting the details of the existing lighting scheme at the site, and providing an element of visual interest to the street scene at night. Due to their size and locations, it is considered that the lighting proposed would not significantly harm the amenity of any adjoining residential occupiers in terms of loss outlook, or unacceptable levels of light spill.

Whilst the development does have the potential to impact the residential dwellings that form part of the development site as well as those in close proximity to the site by virtue of possible light spill this has been mitigated against by providing down lighting in appropriate locations to ensure that the flow of light is downwards rather than upwards and also by positioning the lights in appropriate locations in order to minimise their impact. As such the lighting scheme in this location is not considered unacceptably harmful to the amenity of future occupants or adjoining and nearby occupiers.

42 neighbours were consulted, a site notice displayed on 30/12/2014, expiring on 20/01/2015, and a public notice published in the local press on 31/12/2014, expiring on 21/01/2015. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment