

Mr Senan Seaton Kelly
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2016/3886/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Arthur West House
79 Fitzjohn's Avenue
London
NW3 6PD

Proposal:

Details of lighting strategy required by condition 22 of planning permission 2014/7851/P dated 28/08/15 (for demolition of hostel and erection of 3 - 6 storey building plus excavation of 2 storey basement to provide 33 self-contained wheelchair accessible flats for the care & well-being of older people including communal garden and associated landscaping).

Drawing Nos: Specification of Luminaires Rev. E; IW_925_LANDSCAPE rev D; Letter prepared by Illumination Works dated 1st November 2016

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission

The luminaires would include wall recessed low voltage LED step lights with a low glare aperture and ground recessed low voltage white LED path lights. The applicant has confirmed that the proposed floodlights would be adjusted to avoid



any undue negative light spill that may impact the flight path of local species. The external lighting would be turned off at 11pm on the courtyard garden side manually or by the timer to avoid any unnecessary light pollution on the boundary. The Council's nature conservation officer has confirmed the acceptability of the details.

The planning and appeal history of the site has been 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 CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are reminded that condition 18 (chartered engineer) of planning permission granted on 28/08/15 ref: 2014/7851/P is outstanding and require details to be submitted and approved.

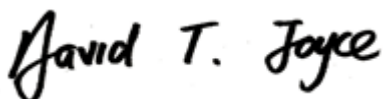
You are advised that details have been submitted to discharge conditions 3 (detailed drawings / samples), 4 (landscaping), 6 (cycle parking), 7 (green roof), 8 (piling method statement), 9 (SUDS), 14 (bird and bat box) of planning permission granted on 28/08/15 ref: 2014/7851/P are awaiting determination.

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



David Joyce
Executive Director Supporting Communities