

Further to below, please find below our statement in response to Condition 18 of the planning document:

“Full details of a lighting strategy, to include information about potential light spill onto buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing before above grade works commence. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied”.

The building’s external façade lighting has been designed in accordance to meet the requirements of current Building Regulations, plus to satisfy the BREEAM accreditation to achieve an “Excellent” rating, which includes:

- HEA06 – SAFETY AND SECURITY. Security of site and building
The lighting design follows the principles and guidance as defined by Secured by Design (SbD) .
- ENE03 EXTERNAL LIGHTING
Requires that all external lighting has good efficiency and is correctly controlled by time switches and daylight sensing.
- POL04 REDUCTION OF NIGHT TIME LIGHT POLLUTION
To comply with ILE Guidance notes for the reduction of obtrusive light, and again correctly controlled.

The building’s perimeter external lighting on the front façade on Guilford Street is limited to the entrance area and is proposed to use both direct and indirect lighting, positioned as such not to cause disturbance or disruption to neighbouring buildings, trees or vegetation.

The external lighting on the side and rear façade on Millman Mews uses fully indirect luminaires with no zero upward lighting, again not to cause any disturbance to the local buildings or trees.

There is no external lighting proposed on the façade facing onto Millman Street.

Please refer to Hoare Lea consulting drawing ref. 0511505-HL-XX-GF-DR-E-630-3020 and an extract from the luminaire schedule which details location and type of external luminaires proposed for this scheme.

This should provide the required clarification and evidence of the correct and compliant external lighting design solution for this project.