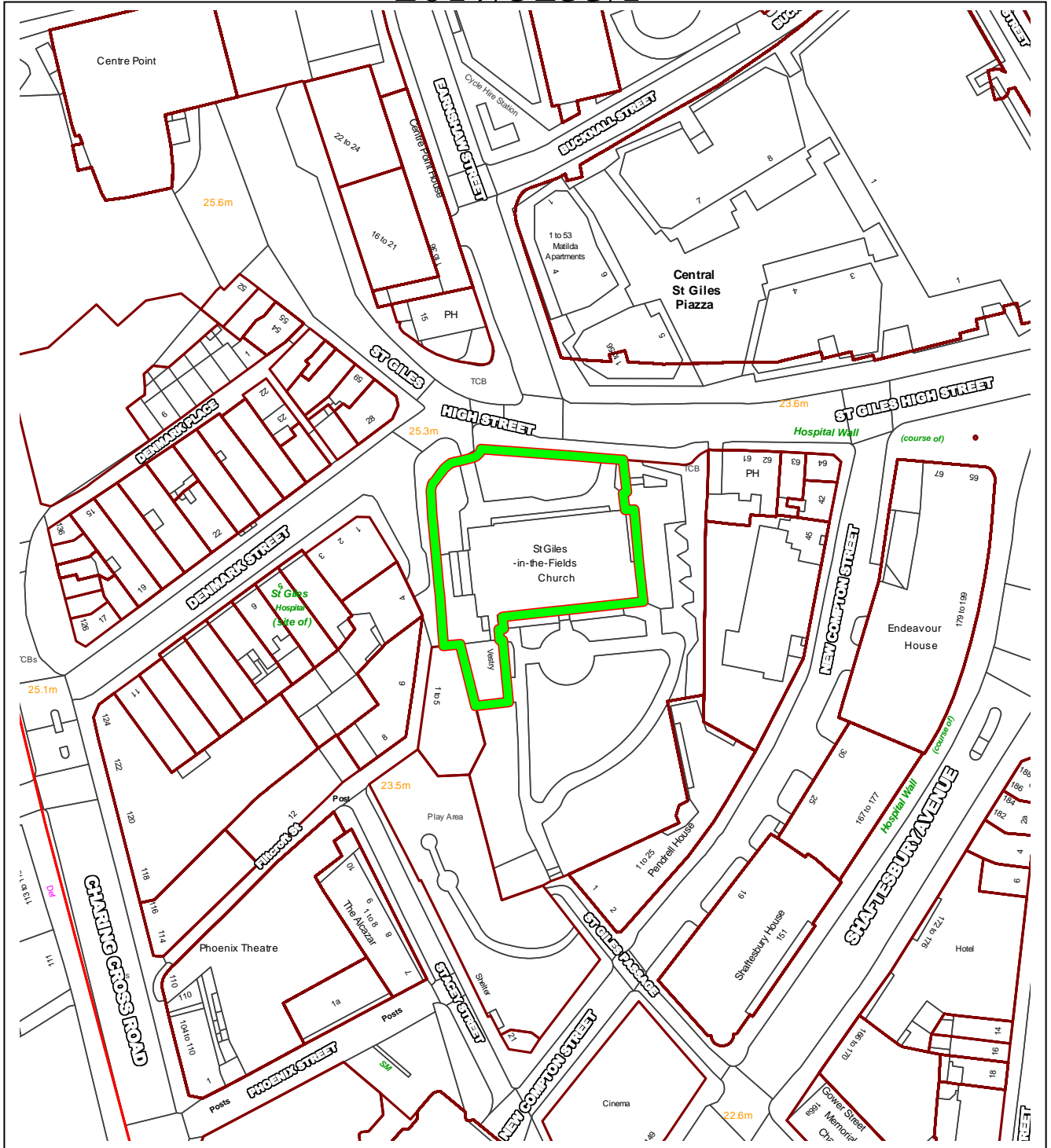


St Giles in the Fields Church WC2

2017/5233/P



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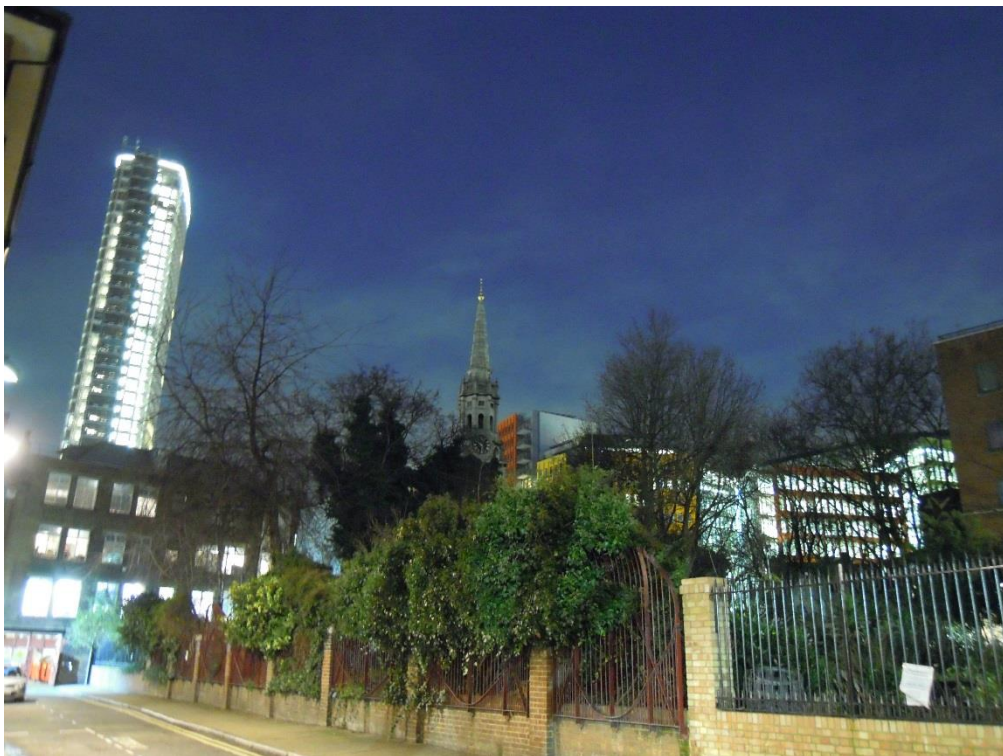
1. Views from flat in 45 New Compton Street (after 5.30pm in January)



2. Views from flat in 45 New Compton Street (after 5.30pm in January)



3. Views from St Giles High Street (after 6.30pm in January)



4. Views from St Giles High Street (after 6.30pm in January)

Delegated Report		Analysis sheet	Expiry Date:	01/03/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	14.12.17
Officer			Application Number(s)	
Charles Thuaire			2017/5233/P	
Application Address			Drawing Numbers	
St Giles in the Fields Church St Giles High Street London WC2H 8LG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of an external lighting scheme involving various lights on the church and lamps in the churchyard				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	08	No. of objections	06
Summary of consultation responses:	<p>Press advert and site notice expired 14.12.17</p> <p>(All responses from flats in 45 New Compton St)</p> <p><u>Objections from 6 flats</u> – bedroom and lounge windows directly face the church; proposed lighting facing the flats will be extremely intrusive and cause glare and light pollution beyond that already caused by Centrepont and Central St Giles; will disrupt sleep and harm health; church spire and tower overlook living rooms which have large windows and will create excessive light late at night; tests by contractors show that the effect was very bright; good idea to ‘brighten up’ area and church but seems artificial lighting will be brighter than natural light on a sunny day in the flats; suggest tweaking to reduce or relocate lighting; 11.30pm is well after the bedtime of most people; contravenes London Plan policies; do not object to ground based lights.</p> <p><i>(Officer comment- more information since received on light levels- see para 1.4. See paras 3.1-3.5 regarding amenity)</i></p> <p><u>Comment from 1 flat-</u> suggests illuminating the steps at west end of church from the Resurrection Gate as access route to vestry is quite dark. <i>(Officer comment- the scheme shows a new lantern to be provided in the southwest corner to illuminate the resurrection gate)</i></p> <p><u>Support from 1 flat-</u> this is a building and location of great historical importance; lighting will be a great asset to the area.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Historic England-</u> no comment</p> <p><u>Covent Garden Community Association (CGCA)-</u> No objection, provided a condition is included that limits the hours the lights are on to no later than 23:30.</p> <p><i>(Officer comment- a condition would ensure the lights are switched off at 11.30pm and are reduced in intensity on the tower from 11am. See paras 3.4-3.5)</i></p>					

Site Description

Grade 1 listed church built in 1730 in classical Palladian style by Henry Flitcroft. It has a prominent tower with belfry and spire. The church faces the High Street and to its east and south sides has a large churchyard used as public open space during the day.

It is located in Bloomsbury conservation area. On the east side of the churchyard are 2 blocks of flats, 45 New Compton Street and Pendrell House. To the west are Flitcroft Street and Denmark Street, to the north is Centrepont tower and Central St Giles Piazza.

Relevant History

No relevant planning history

Relevant policies

National Planning Policy Framework (2012)
The London Plan (2016)

London Borough of Camden Local Plan 2017

Policy D1 Design
Policy D2 Heritage
Policy A1 Managing the impact of development

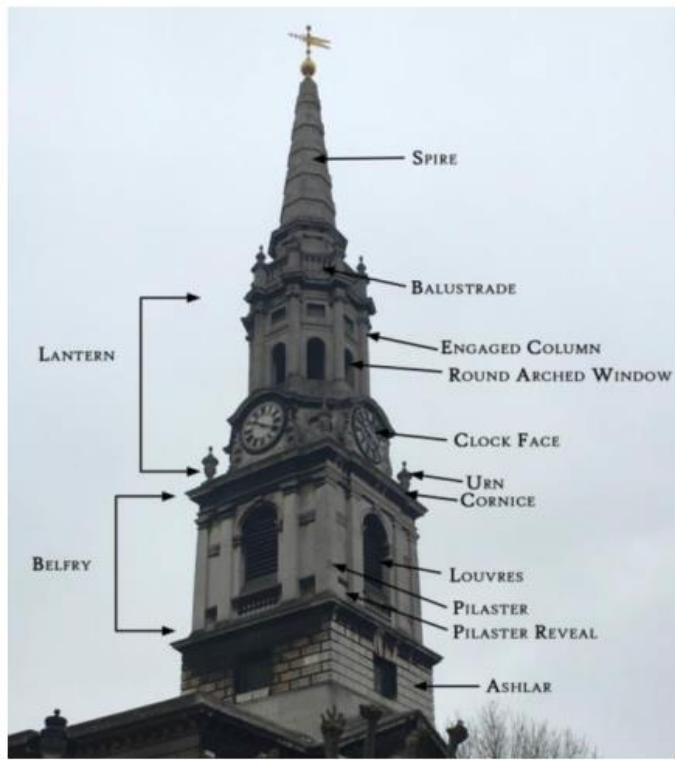
Supplementary Planning Policies

Camden Planning Guidance (CPG)
CPG1- Design
CPG6- Amenity
Bloomsbury Conservation Area Statement

Assessment

1. Proposal-

- 1.1 Permission is sought for the installation of various lights to illuminate the church. The aim is to draw attention to the church at night time as currently it is not lit nor obvious to passers-by within this busy tourist area. The lighting is not only to make access safer around the church after dark but also to emphasise the church tower as an architectural feature in the public realm. As the Design and Access Statement explains, 'the church is now heavily overshadowed by encroaching new developments, and only the spire can be seen from certain viewpoints in the area. A tower lighting scheme is proposed to highlight the architectural features of the tower, and signal the presence of the church at night time'.
- 1.2 The works involve various lights (spotlamps and LED strips) at different levels to provide an 'architectural lighting' approach, with a wash over the lower tower (ashlar and belfry) and spire, plus internal lighting to the belfry louvres, clock faces and lantern columns. These lights will be switched off at 11.30pm. The existing lampposts and lanterns lighting the grounds would also be refurbished and an additional lamppost placed at the south-western corner of the church.



1.3 Revision

- 1.4 Further details have been provided on luminaire levels. The applicant has agreed to reduce illumination levels on the lower tower and spire washes by 90% between 11pm and 11.30pm. Furthermore the applicant has agreed to carry out post-installation testing of the lights to ensure that the light levels are in accordance with the approved and anticipated specification (as suggested by neighbours).

Issues to be assessed are impact on listed building, conservation area and neighbour amenity.

2. Design

- 2.1 The church is Grade 1 listed and thus any alterations require a Faculty from the Diocese of London rather than listed building consent. This Faculty has now been granted for these works. The lights themselves, comprising spotlights and LED luminaire strips, are small and discreetly designed and located. They will be barely visible from ground level and the street. They will not harm the appearance or fabric of the listed church and similarly they will not have any impact on the character or appearance of the streetscene or conservation area. It is considered that the floodlighting is sensibly designed and carefully considered in relation to the architectural features of the building and that it would help to enhance its visibility as a community venue and its attractive historic features in the evenings.
- 2.2 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Amenity

- 3.1 Concerns have been raised about light pollution by neighbours in the flats of 45 New Compton Street who directly overlook the church through their very large living room and bedroom windows. The church appears very prominent in these views and, given the site context, the outlook from these windows is currently over a dark unlit churchyard at night. The church is over 20m away

from the block and its spire 50m away. However views are also available in the distance of Centrepoint and Central St Giles blocks which have windows lit at night.

- 3.2 The tower lights will be very specifically located and angled with anti-glare accessories so that they shine directly on the intended targets and do not spill outwards to other buildings or upwards to the sky to reduce light pollution and glare. It should be noted that during the engineers' tests, these accessories were not fitted hence the neighbours' concerns at excessive glare. The lighting is intended to comply with recommendations set out in various documents notably the SLL Code for Lighting. A time clock will be used to ensure the lights are turned on at sunset and off at 11.30pm daily. The design intention is to illuminate the tower respectfully and not to excessively floodlight the building. The church has previously been illuminated by floodlights that were brighter than currently proposed, but these have failed in the past and would be replaced where still existing.
- 3.3 More information has been provided on illumination levels which show that they comply with national guidance. All guidance notes suggest that for an urban environment the maximum light levels of illuminated building should be 25-30 lux and light intrusion into windows pre-curfew time to be 25 lux and post-curfew time to be 5 lux. The proposal is 25 lux in the belfry centre and 10 lux on the stonework, thus averaging 16 lux. It is noted that the previous floodlights if reinstated would be about 100 lux. Thus, according to computer simulations software, it is estimated that light reaching the flat windows would be 0.15 lux, which is much lower than the light spill deemed acceptable post-curfew time at 5 lux, and even that in suburban areas at 2 lux. The simulations show that lighting of the tower will not raise the ambient lighting of the area by more than 0.2 lux (compared to a full moon which is about 1 lux).
- 3.4 There is no clear guidance as to when curfew time should be. National guidance suggests for outdoor areas 'switching off at quiet times between midnight and 5am or 6am'; however other guidance suggests a curfew of 11pm if no conditions are imposed by a local authority. In this case, the curfew proposed is at 11.30pm. However in response to neighbours requesting an earlier cut-off time, the applicants have offered a compromise whereby the washes of light over the lower tower and spire are significantly reduced by 90% of lumen levels after 11pm for the last half hour. This is welcomed as these areas of the tower form the most extensive areas of illumination which would be more prominently visible from surroundings, compared to the other features which are more discretely picked out.
- 3.5 It is considered that the proposed illumination of the tower would comply with national guidance on illumination and, with the further reduction in light levels offered after 11pm, would ensure that local amenity would not be harmed by light pollution. Conditions would be imposed to ensure that the tower lights are installed and controlled as set out above, ie. the lights are switched off at 11.30pm, the tower washes are reduced in intensity after 11pm, and the light levels are tested after installation to ensure that they achieve the computer-estimated light levels.

4. Recommendation

4.1 Grant planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th March 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2017/5233/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 20 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
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planning@camden.gov.uk
www.camden.gov.uk

Roger Mears Architects
2 Compton Terrace
London N1 2UN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Giles in the Fields Church
St Giles High Street
London WC2H 8LG

DECISION

Proposal:

Installation of an external lighting scheme involving various lights on the church and lamps in the churchyard

Drawing Nos: Site plan; DAS by Roger Mears architects; CES Luminaire schedule, Specification Documentation dated 18.9.17 by CES, General specification by CES, wiring installation by CES; 6190-02, 03, 04; specifications for lights- CA (linear strip), BA (oceanus 9 led), AC (BK19), AA (BX17), AB (BG36); plan of St Giles tower light intrusion; email from Sarah Khan dated 27.2.18

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 plan; DAS by Roger Mears architects; CES Luminaire schedule, Specification Documentation dated 18.9.17 by CES, General specification by CES, wiring installation by CES; 6190-02, 03, 04; specifications for lights- CA (linear strip), BA (oceanus 9 led), AC (BK19), AA (BX17), AB (BG36); plan of St Giles tower light intrusion; email from Sarah Khan dated 27.2.18.

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

- 3 The lights on the entire church tower hereby permitted shall be switched off after 11.30pm daily. The lights for the lower tower and spire (lights reference AA, AB and BA of the Specification documents hereby approved) shall be reduced to 370, 228 and 126 lumens respectively after 11pm daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the use of the tower lighting, automatic time clocks shall be fitted to the equipment hereby approved, to ensure that the equipment does not operate outside the hours of sunset and 11.30pm daily. The timer equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 A test of the lights shall take place immediately outside the western boundary of the flats at 45 New Compton Street within one month after installation of the lights, to ensure that they do not exceed the anticipated light levels referred to in the documents hereby approved. A certificate giving evidence of these readings shall be submitted to and approved in writing by the Council. The light levels shall thereafter be permanently retained and maintained in accordance with these documents.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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>

DRAFT

Yours faithfully

David Joyce
Director of Regeneration and Planning

DECISION