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8th April 2019

Dear Seonaid,

Former Royal Ear Hospital and Former Student Union Building, Capper Street / Huntley Street, London WC1E 6AP

DISCHARGE OF CONDITION 21

I write on behalf of my client University College London Hospitals NHS Foundation Trust (UCLH), which is the freehold owner and developer of the above site.

Specifically, I write to apply to discharge condition 21 of permission 2015/1281/P. Condition 21 states the following:

“Before the relevant part of the development commences a scheme detailing the internal and external lighting proposals predicted lighting levels and any mitigation required to ensure there is no adverse impact on neighbouring properties or the highway shall be submitted to and approved by the local planning authority. The approved scheme shall be installed prior to occupation and remain in place for the lifetime of the development.”

This application seeks to discharge condition 21 by providing the following:

- Application form and certificates;
- Application fee of £116 (paid via the planning portal);
- Summary of the lighting details produced by Mace;
- The following external drawings:
 - Ground Floor – South Lighting Layout
 - Ground Floor – North Lighting Layout
 - Sixth Floor (Roof) – South Lighting Layout
 - Sixth Floor (Roof) – North Lighting Layout
- The following external Light fitting details:
 - Ground Floor Type D Luminaire Technical Report
 - Ground Floor Type T3 Luminaire Technical Report



- Roof Level Type Q1, Q1E Luminaires Report
 - Roof Level Type T3 Luminaire Report
 - Roof Level Type T4 Luminaire Report (with comments)
- The following external lighting calculations and levels:
 - Ground Floor – Emergency Main Entrance East Face
 - Ground Floor – North West Entrance into South Core
 - Ground Floor – North West Entrance
 - Ground Floor – North East Face Main Entrance & Decorative Lighting 3D False Colour
 - Ground Floor – North East Face Main Entrance & Decorative Lighting
 - Ground Floor – Normal LTG North West Entrance
 - Ground Floor – Normal Main Entrance ONLY
 - Roof – Light Calcs Report
- External Lighting Control & Emergency Monitoring
- The following internal drawings:
 - Ground Floor – South Lighting Layout
 - Ground Floor – North Lighting Layout
 - First Floor – South Lighting Layout
 - First Floor – North Lighting Layout
 - Second Floor – South Lighting Layout
 - Second Floor – North Lighting Layout
 - Third Floor – South Lighting Layout
 - Third Floor – North Lighting Layout
 - Fourth Floor – South Lighting Layout
 - Fourth Floor – North Lighting Layout
 - Fifth Floor – South Lighting Layout
 - Fifth Floor – North Lighting Layout
- The following internal Technical Reports:
 - Lighting Report
 - Type A1, A1C, A2, A2C, A3, A6, A8, A8E & A9 Luminaires
 - Type B1, B2, B3, B4, B5 Luminaires
 - Type C1 Luminaire
 - Type D Luminaire
 - Type F1 Luminaire
 - Type G Luminaire
 - Type H1, H2, H3 Luminaires
 - Type I1, I2, I3 Luminaires
 - Type K1, K2, K3, K4 Luminaires
 - Type L Luminaire
 - Type NE Luminaire
 - Type O Luminaire
 - Type P1 and P2 Luminaires
 - Type S Luminaire
 - Type T3 Luminaire



- Type T4 Luminaire
- Type V1, V2, V3 Luminaires
- Type X1 Luminaire
- Type X2 Luminaire
- Type X1, X2, X3, X4 Luminaires

These drawings and reports detail the internal and external lighting proposals predicted lighting levels.

The summary produced by Mace highlights the details on roof lighting, lighting on Huntley Street and Shropshire Place and the general light spill from the building.

In terms of roof lighting this will be operated in the late afternoon / early evening as access is not possible in the morning before 08.00 as the building is locked. All external lighting is controlled by photocell, time clock and manual override.

On the entrances to Huntley Street and Shropshire Place service road the lights are solely downlighting with no upward light spill, so this will not affect neighbours. The time switch for the lighting will be set in accordance with UCLH's operational working hours of the hospital.

Concerning the general light spill from the building, all internal lights at ground floor level are dimmable with the ability for light to be set at a low level during night time hours. Additionally the luminaire selection and lighting control have been chosen to minimise the risk of light pollution.

In terms of the operational details for the building these are detailed below:

- The clinical operating hours are 7.30am – 6.30pm (Monday and Friday), 7.30am – 8.30pm (Tuesday – Thursday);
- The building will be occupied for the remainder of the time by FM staff, who will be carrying out maintenance and cleaning activities overnight;
- The Huntley Street corridor will not be accessed after 10pm every evening; and
- The building will not be occupied at the weekend.

I look forward to receiving notice that condition 21 has been discharged in due course. However, please contact me using the number or email provided above if you have any queries.

Yours sincerely

Emily Cochrane
Associate Director
JLL – Planning and Development