

From: BT Customer Care [REDACTED]
Sent: 17 June 2019 21:00
To: Planning [REDACTED]
Subject: Fw: UCLH App: 2019/1874/P - Discharge of Condition 21 of permission 2015/1281/P - re Lighting

Dear Camden Planning
Please find below my e-mail of objection to Seonaid Carr which I should have copied to you so you could register it. I wonder if you would kindly acknowledge receipt.
Many thanks.
Sandra Wheen

----- Forwarded message -----

From: [REDACTED]
To: Seonaid Carr [REDACTED]
Sent: Friday, 14 June 2019, 13:24:00 BST
Subject: UCLH App: 2019/1874/P - Discharge of Condition 21 of permission 2015/1281/P - re Lighting

Dear Seonaid

Thank you for giving us more time to make representations about the above Planning Application.

I live in Gordon Mansions opposite UCLH's new Dental Hospital in Huntley Street. Condition 21 regarding lighting is mainly about protecting residents. Some of my neighbours (even if not directly opposite the new building) have complained about lighting keeping them awake during the construction works and lighting will be big issue once the building is up and running. I am particularly concerned for the following reasons:

1. **The proposed hours of operation of the building are much longer than either Camden or we, residents, were led to expect when this building was given Planning Permission.** The Planning Statement for the application, 2015/1281/P, protests in Clause 7.39 that "The proposed building will also be in use during normal working hours only with the exception of any staff working late and/or limited cleaning and servicing operations." I don't know what Camden's interpretation of normal working hours is. To the layman it is 9-5 or 8-6. so we were not expecting the Clinic Hours now being proposed of 7.30am to 6.30pm Mon & Fri and 7.30am to 8.30pm Tues, Weds and Thurs, around which cleaning and other services will be wrapped giving a daytime operation of probably 6.30am - 10pm plus all-night servicing of the building.
2. **Mace (in their C21 Summary of Lighting attached to App 2019/1874/P) designate the area as an ILP E4 zone for lighting. This is characterised as "Urban, High district brightness, Town/city centres with high levels of night time activity".** They use this to justify bringing more light into the street than is consistent with the residential area that is actually is. Residents of Huntley Street see it as a residential side street, dark and quiet at night, lit by street lighting. So I would like to challenge Mace's classification of the street as being in an E4 zone.

In this context, I would like to ask Camden if you can (a) seek reduction of lighting intensity and (b) reduce permitted hours for lighting, at the sensitive points mentioned below:

1. **Roof lights.** Condition 16 of Planning Permission 2015/1281/P states: "The roof terrace shall not be used for any purpose between the hours of 21:00 - 08:00." There may be a great temptation for night workers at the building to use the roof terrace for smoking. **Please can you require that the roof terrace lights are switched off between 21.00 and 8.00 and if there are security lights that they are dimmed and of 2 minutes duration.**
2. **Corridor lights.** All the windows opposite Gordon Mansions and the Huntley Street Houses are corridor lights with the exception of the ground floor which is reception. I understood at the community meeting on Tuesday that the corridor lights are due to go off at 11 and that after 11 they will be sensor operated and if triggered stay on for 25 minutes. An 11 pm curfew is too late for us (and especially for the children). And the long trigger period of 25 minutes will lead to very disrupted nights for residents. The JLL letter to you dated 8 April 2019 says 'The Huntley Street corridor will not be accessed after 10pm every evening'. I don't know what is meant by 'corridor' here – does it mean the corridors facing Gordon Mansions or does it mean Huntley Street itself? **Either way please can you impose a condition that the lights in the corridors go out at 9.30 and if triggered come on at a much lower intensity for 5 minutes only.**
3. **Front of building lights.** Clauses 7.37 and 7.38 of The Planning Statement for Planning Permission 2015/1281/P states that to ensure privacy there should normally be a minimum distance of 18m between the windows of facing developments and that this development will be located approximately 15m from the terraced houses opposite, ie below the recommended distance. This means that extra care needs to be taken that lighting does not affect the homes opposite. Plus the street lighting already provided by Camden is sufficient to make the street safe. There is no need for the hospital front of building lights to stay on all night. **Please can you make it a condition that the front of building lights within Huntley street are turned off from 9.30pm.**
4. **Light in Shropshire Place.** I am concerned that reflected light from the windows on Shropshire Place and from the (all night) loading bay and approach could cause light disturbance to the bedrooms at the back of adjoining Gordon Mansions and **I hope that a similar curfew of 9.30pm could be applied to the windows facing onto Shropshire Place and that the loading bay and approach lights can be required by Camden to be dimmable so that residents can be protected.**

I do hope you can do your best for Gordon Mansions and the Houses in Huntley Street in this situation which is not what either we or Camden were expecting when the permission was granted in 2015. Lighting is an adjustable aspect of the development and we are asking for protection of our night time.

I would be grateful if you could acknowledge receipt of this e-mail in due course.

Many thanks

Sandra Wheen

