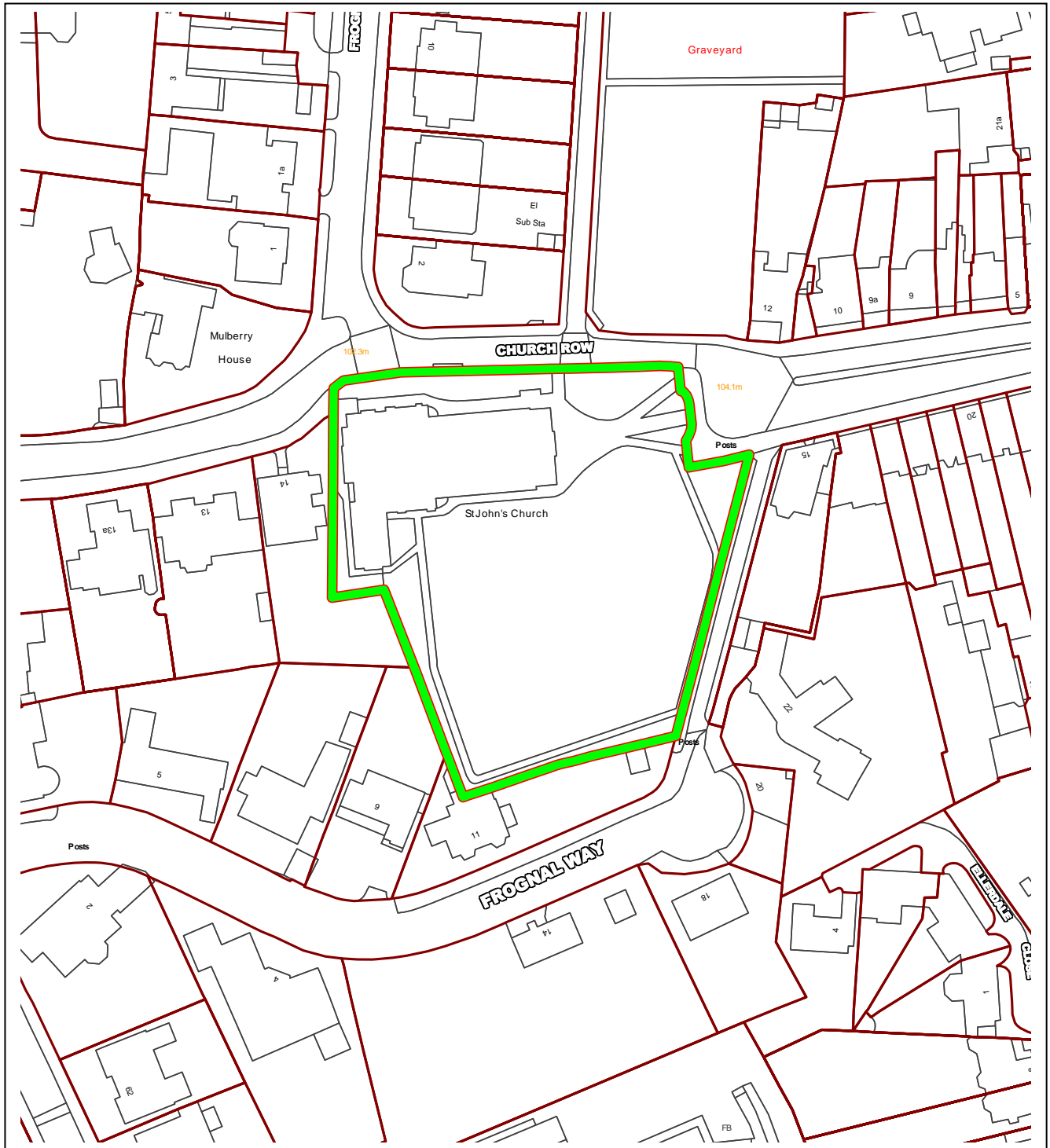


Hampstead Parish Church, Church Row. Ref. 2019/3256/P



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Photo 1 (above): Public path and main entrance to east façade of church



Photo 2 (above): South side path



Photo 3 (above): north side public path



Photo 4 (above): west side and public path



Photos 5 (above left) and 6 (above right): Night time views from Church Row showing floodlit spire



Photo 7 (above): Front façade and paths at night

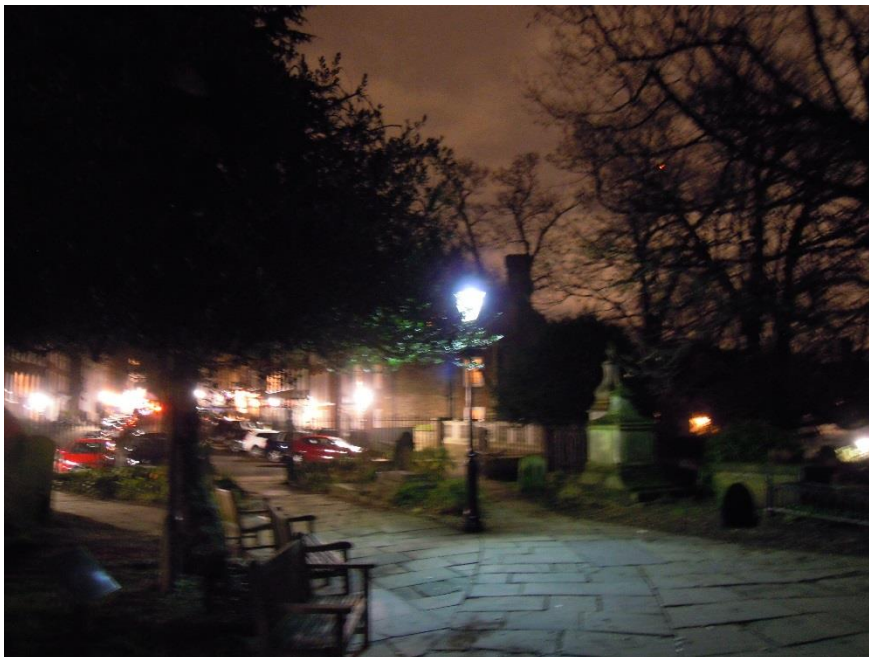


Photo 8 (above): Looking east to Church Row

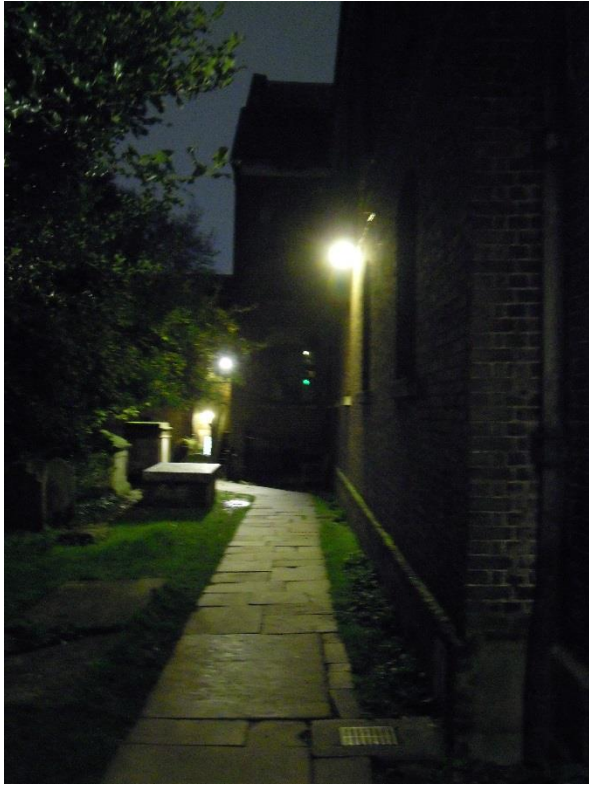


Photo 9 (above): South side path to meeting rooms at night



Photo 10 (above): existing floodlights on post



Montage 11 (above): Existing situation



Montage 12 (above): floodlit spire and new path lighting



Montage 12 (above): full effect with wash to tower and façade plus downlight at entrance

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/09/2019
		N/A / attached		Consultation Expiry Date:	20/08/2019
Officer			Application Number(s)		
Charles Thuaire			2019/3256/P		
Application Address			Drawing Numbers		
Hampstead Parish Church Church Row London NW3 6UU			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of new and replacement external lighting to replace the side wall lights with downlighters, to replace the existing floodlighting for the main east façade, and to provide additional path lighting around 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	01	No. of objections	01
Summary of consultation responses:	<p>Site notice displayed 09/08/2019 to 02/09/2019 Press advert published 08/09/2019 to 01/09/2019</p> <p><u>Resident of Hampstead</u> (not neighbour) objects- 'Any uplighting should be banned as it would add to light pollution, which is already a major problem right across the country. Also the application does not even specify when the lights will come on and off. As it stands it should therefore be rejected, although with suitable changes, plus additional information, it could be made acceptable.'</p> <p><u>Comment on revisions</u>- This seems a more acceptable proposal, although it still leaves a large amount of light pollution from the facade uplighters. Maybe this should be pared further back in intensity and through an earlier cut-off time.</p> <p><u>Officer comment</u>- See paras 3.1- 3.7 on Design and 4.1 on Amenity below</p>					
CAAC/Local groups comments:	<p><u>Church Row Association</u> object- 'Due to its strength, the proposed lighting will adversely affect the setting of Hampstead Parish Church, listed Grade I, and the surrounded listed tombs Grade II* and II including the Grade II cast iron lamp outside the East Entrance. The light output of the listed lamp is an integral feature of its listing. The Church Row Association echoes the comments of Hampstead CAAC...' (see below)</p> <p><u>Hampstead CAAC</u> object- 'Proposal amounts to gross overkill, detracting from the immediate locality and hence harming the CA. Regardless of the intention behind the proposal, the Applicant needs to recognise the out-of-character nature of overall wall-wash lighting which destroys the natural and proper image of the church as a vital element of our heritage. Its natural image is of course as a perhaps 'dark and brooding' presence in the area, but this is only to be expected and its prominence seen in its original character. The kind of treatment offered is common in the City, but is not appropriate in Hampstead. Some more appropriate and deliberately modest lighting might be acceptable but nothing should detract from the important 'landmark' lighting of the steeple which it is good to view closely as well as from the various Hampstead long views.'</p> <p>(No reconsultation on revisions)</p> <p><u>Officer comment</u>- See paras 3.1- 3.7 on Design below.</p>					

Site Description

1. The application site is the Church of St John, Hampstead, which is grade I listed and situated in the Hampstead Conservation Area. It is located on the southern side of Church Row, closing the perspective of the street as seen from the east.
2. Statutorily listed in 1950, the church building originally dates from 1745-47 and was built in brick with stone dressings to a classical design by John Sanderson, with later additions in the 18th and 19th centuries including the spire, transepts, an extension to the west, a later chancel and galleries. The building comprises a 6-bay nave, aisles, sanctuary and tower and spire above a gabled entrance facade at its east end.
3. The church is set back from the road within a generous churchyard bounded by railings. It contains a number of mature trees as well as several historic graves of eminent figures. The churchyard is bounded by Church Row to the north, the rear gardens of residential properties in Frognal Way to the south, the rear gardens of residential properties in Church Row and Frognal Way to the west, and the pedestrian path linking Church Row and Frognal Way to the east. There is a public pathway across the churchyard from west to east along the northern side of the church, which is open throughout the night and lit by freestanding lanterns on posts and bulky light fittings on the church side wall.
4. The site is within the 'Church Row and Perrins Walk Neighbourhood Forum' boundary, for which no plan has been prepared nor adopted.

Relevant History

12.2.19- 2018/4099/P- planning permission granted for Installation of 33 photovoltaic panels on the south facing roof slopes of the south nave and chancel.

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development
C5 Safety and security
D1 Design
D2 Heritage

Camden Planning Guidance

CPG Design
CPG Amenity

Hampstead Conservation Area Statement (October 2001)

Assessment

1. Proposal-

1.1 The aims of the proposal by the Parochial Church Council are two-fold-

- a) to enhance the lighting of the church, which currently only has its spire lit at night, by floodlighting the east façade and tower; it previously had its front facade lit by a floodlight that currently exists on a lamp column masked by a tree in the churchyard but has been non-operational for many years.
- b) to improve lighting along the various churchyard pathways to enhance safety of public and parishioners using the public path and accessing the church meeting rooms in the southwest corner.

1.2 The original scheme involved- reinstate floodlighting to east facade by replacing lamp on column in churchyard by 4 new spotlights; replace bulkheads on north, west and south sides of church by 29

new up- and down-lighters around church; instal 8 new bollard lights along paths in front of east facade and 2 bollard lights at entrance to southwest meeting room. The lights would be automatically controlled by time clocks.

1.3 Revisions- the facade wash intensity reduced to 50%, the uplighters on the side walls omitted, floodlighting turned off at 11pm daily, dimmers used if needed in future to suit local requirements.

1.4 As the church is a Church of England place of worship, only planning permission is required, not listed building consent, as it has Ecclesiastical Exemption. A Faculty has been sought from the Diocese of London and has given its approval to the proposal, pending Camden's consideration. Camden did not formally consult Historic England on this planning application as it was not required to do so for this type of application.

2. Issues

2.1 Issues to consider are the impact on heritage assets, ie. the conservation area and the grade 1 listed building, and on neighbouring amenity.

3. Design

3.1 The church is visible from a number of locations within the conservation area; of particular note is the view from Heath Street in the east looking westwards along Church Row towards the eastern entrance façade and tower and spire of the church, which has been highlighted as a view of significance in the Hampstead Conservation Area Statement. Currently only the top spire is floodlit so that at night time, in views from the Heath Street end of Church Row, it appears to float above the remaining unlit body of the darkened church below. It should be noted that Church Row itself is quite brightly lit by street lanterns. The public footpaths across the churchyard are open all night and thus the downlights and lanterns surrounding the church are on at the same time as the streetlights.

3.2 The proposed works comprise the replacement of the existing bulky and unsympathetic large wall lights with smaller more discreet fittings which will downlight the north, west and south elevations of the church building with a soft wash. This will work with the existing architectural rhythm of the elevations and respect window openings and other features. The originally proposed uplighters that would wash over the upper parts of the flank walls have now been omitted at officers' request due to concerns at the diamond-pattern they would create in conjunction with the downlighters. The fittings are primarily intended to light the perimeter paths around the building which provide an important access route not only across the churchyard but also to the church's function rooms on the south-west side of the building which host a number of community meetings and activities during the daytime and evening hours. The path on the northern side also serves as a key east-west path for pedestrians using Church Row, so the replacement lighting will light the route with wayfinding and public safety benefits. This is to be welcomed in line with Local Plan policy C5 'Safety and security'. As with the existing lights, the new downlighters and bollards will be operate all night at the same time as the streetlights. The installation will include the removal of existing redundant cabling from the exterior of the building, as well as providing more sensitively designed light fittings which will provide lighting in hours of darkness. This will work with the architecture of the listed building as well be in keeping with the character and appearance of the conservation area.

3.3 The proposed works involve the replacement of non-functioning floodlighting equipment situated in the churchyard to the front of the eastern façade, comprising the main church entrance, clock, tower and spire, all of which are prominent in vistas along Church Row from the east. It is understood that this lighting was installed a number of decades ago and, despite not functioning for several years, still exists and therefore serves as a planning precedent for a replacement floodlighting system. It is clear from a visual inspection that this lighting is not only redundant, but also outmoded in terms of its design and function. A more streamlined and less obtrusive lighting system is proposed, which will have a lesser impact than the existing on the setting of the grade I listed church and the character and appearance of the conservation area. As well as lighting the church entrance door and path, the lighting will provide a soft wash in hours of darkness over the eastern elevation of the church building.

The applicant's Design and Access Statement states that 'the main frontage is the view from the east end of Church Row and is historically significant and remains an important feature of the area today. The gentle lighting of this proud façade has been a long-established part of the night time illumination of the area and deserves to be re-instated'. The lighting effect will celebrate the church's historic and architectural interest by illuminating its whole facade and not just the spire, as well as emphasise its landmark status within the setting of historic Church Row and its numerous listed residential properties.

3.4 As revised, a reduced intensity of illumination option has been offered for the facade, at 50% instead of 100%, which is preferred by officers. Furthermore the revised scheme now shows time clocks to be programmed to switch off this floodlighting at 23.00 daily.

3.5 It is concluded that there is no harm arising from the lighting installations, derived from the minimal visual impact on both the grade 1 listed building and on the overall conservation area. Indeed it is considered that the scheme would enhance the appearance of the church by lighting its whole east facade and flank sides, in conjunction with the already-lit spire, so that the whole church can be appreciated as one entity at night time. As noted in para 3.1 above, the current night time view of only a floodlit top spire is rather unbalanced. Even if any harm was to be identified, it is considered that in this case any such minimal harm to heritage assets would be outweighed by the public benefit of enhanced community safety arising from the better lit pathways due to the new bollards and downlighters, in accordance with the balancing exercise as set out in the NPPF paragraph 134.

3.6 It should be also noted that there are precedents in the Hampstead area for floodlighting- the Unitarian Chapel in Rosslyn Hill has a gentle flood of light on its front (street) façade; St John's, Downshire Hill has low level lighting to its basement/ground floor lighting which is part functional for access purposes to the crypt, part aesthetic.

3.7 It is recommended that conditions are attached restricting hours of operation until 11pm daily and restricting the lux levels for light fittings to those specified within the approved documents. Also a condition will require that all redundant fittings and associated cabling and devices should be removed from both the interior and exterior of the church and from the churchyard.

3.8 The proposal is considered to preserve the special interest of this listed building and setting of other listed buildings nearby and to preserve the character and appearance of the conservation area. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Amenity

4.1 It is considered that there will be minimal impact on residential amenity. The lights directly face the church only and not any residential buildings. The floodlights will not create any light spill or pollution, given the distance of the east facade from nearby buildings and their timed cut-off at 11pm. The bollards and downlighters are discreet and low level and will also not result in any light pollution; indeed these will enhance community safety for path users as well as remove the current nuisance caused to immediate neighbours by the existing bulkhead lights on the west elevation.

5. Recommendation

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 11th May 2020, 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: 2019/3256/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 5 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Lincoln Road
High Wycombe
HP12 3RE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Hampstead Parish Church
Church Row
London
NW3 6UU**

DECISION

Proposal: Installation of new and replacement external lighting to replace the side wall lights with downlighters, to replace the existing floodlighting for the main east facade, and to provide additional bollard lighting to paths in the churchyard.

Drawing Nos: location plan; 3903_D_001 revC; Luminaire Schedule V3 issued 200214; Luminaire Datasheets V2 issued 200214; Photometric report dated 13.2.20 by Commercial Lighting Systems Ltd (ref 3903 Z COM PHTM 50, showing modelling at 50% intensity); Lighting Design Concepts ref R2v2 by Light Perceptions dated March 2019; Tender Document by Light Perceptions ref 3903TDv1 dated May 2019; Design Statement by Light Perceptions ref 3903R3DSv2 dated February 2020

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- location plan; 3903_D_001 revC; Luminaire Schedule V3 issued 200214; Luminaire Datasheets V2 issued 200214; Photometric report dated 13.2.20 by Commercial Lighting Systems Ltd (ref 3903 Z COM PHTM 50, showing modelling at 50% intensity); Lighting Design Concepts ref R2v2 by Light Perceptions dated March 2019; Tender Document by Light Perceptions ref 3903TDv1 dated May 2019; Design Statement by Light Perceptions ref 3903R3DSv2 dated February 2020

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Prior to the commencement of the use of the floodlighting of the east facade, automatic time clocks shall be fitted to the equipment hereby approved, to ensure that the lighting only operates between dusk and 23.00hrs daily. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities and character of the area generally in accordance with the requirements of policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The lux levels for the floodlights shall be set at 50% illumination intensity, as specified in the documents hereby approved, and shall be permanently maintained as such.

Reason: To safeguard the amenities and character of the area generally in accordance with the requirements of policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 6 All redundant fittings and associated cabling and devices should be removed from both the interior and exterior of the church and from the churchyard.

Reason: In order to safeguard the special architectural and historic interest of the building and surroundings in accordance with the requirements of policies D1 and D2 of the 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning