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CONSERVATION PD
(PLANNING+DESIGN)

Laura Hazelton
Senior Planning Officer
Camden Council

25/09/2020

Dear Laura,

17 Edis Street:

Application to have Condition 2 (louvre screens) of Decision Notice of application for planning permission ref 2019/1896/P granted consent on 27 June 2019 (amendment of 2016/7041/P dated 21/04/2017) removed and Condition 1 (approved drawings) of the same varied so as to reflect the removal of Condition 2.

I am pleased to re-submit our application to have condition 2 of Decision Notice 2019/1896/P removed and condition 1 varied so as to reflect the removal of condition 2.

The following are relevant:

I. Context of re-submission:

A previous application for the same was refused with a recommendation for Enforcement Action, following which, we advised the LPA of the applicant's intention to appeal the decision.

In accordance with the Planning Inspectorate recommendations that agents/applicants should work constructively with LPA officers in the case of Appeals, we worked closely with Camden in preparation of our appeal submission. This application is now submitted instead of an appeal following submissions to and consultations with Camden's Appeals and Enforcement Manager and her recommendations that we submit this application instead of an appeal.

II. Submissions to and Consultations with Camden's Appeals and Enforcement Manager – Elizabeth Beaumont (EB):

The submissions consisted of a number of night images assessing the effect of the glazed roof of the extension – as constructed, on the amenity of the neighbouring properties in the immediate vicinity of no 17 Edis Street, namely no 16 Edis Street and nos. 59, 61 and 63 Princess Street – please refer to the annotated location plan in **Appendix 1**. The submitted images are in **Appendix 2**: the original submission was with (Agent) EMAIL 1; rev01 was submitted with EMAIL 2, and rev02 was submitted with EMAIL 3. The commentary submitted with each email and the responses received are as follows:

(Agent) EMAIL 1 / 01.07.20 – pl. refer to the annotated location plan in Appendix 1:

Dear Elizabeth,

Thank you for your email below. I am now pleased to report progress with our appeal as follows:

In situ evidence

1. I note your advice 'That the condition was in part to protect neighbouring amenity and therefore it is essential we seek to resolve the matter as timely as possible'. In the spirit of the Planning Inspectorate's expectations that appellants and LPAs work together during the course of and /or leading to an appeal to try and resolve as many matters as possible, I am pleased to attach a document with images taken at night, in support of our position, for your consideration. These are as follows (pl. also refer to the annotated location plan below):

Image 1, showing an existing conservatory of the glass box typology at no 61 Princess Avenue – which is located right across from no 16 Edis Street: this image was taken on 18/06/20 from my client's attic window. Planning permission for this was granted in 2001.

Along with similar conservatories at the rear of properties in Princess Avenue (including no 59 which is opposite my client's property) it determines in our view what is normal overlooking and light-spill in the local backyard streetscene and the benchmark of LPA assessments.

Image 2 (lights on), showing no 17 Edis Street / my client's property with the extension lights on: this image was taken on 23/06/20 from the upper floor of no 63 Princess Street; the image also shows no 16 Edis Street.

In my view this image demonstrates that there is no light-spill from no 17 at all and certainly there is less than that observed in image 1, simply because the extension here has less glazing than that at no 61 Princess Avenue. In any case it demonstrates that there is no light-spill onto no 16 (which has been a key consideration of the case officer – pl. refer to the MB report).

Image 3 (lights off), showing no 17 Edis Street / my client's property with the extension lights off: this image was taken on 25/06/20 also from the upper floor of no 63 Princess Street.

This image which also shows no 16 Edis Street, reveals a considerably higher level of light-spill and light pollution which emanating from the side windows of the closet wing of no 16 casts light and shadows on my client's side wall of the closet wing, the back wall and the far side window reveal at g/f level. The said side windows of no 16 are shown in Image 4. (This is not a complaint, simply a survey of what is the benchmark in light spill in the immediate vicinity of no 17 Edis St)

Image 4: pl. refer to comment on Image 3 above.

2. Further regarding the privacy of no 17 / our client's property you will see from the submitted images, that my client's privacy is protected well beyond the normal level of privacy intrusion experienced in a back garden and / or conservatory in this location, by the tree in his garden and in any case if he felt it was necessary my client could install internal blinds – which is a standard in traditional and / or contemporary conservatories.

Other neighbouring local planning authorities

3. *I have also carried out research to establish whether Camden's policies for conservatories are similar to those in adjoining central London boroughs with similar residential area densities and so I checked the relevant policies of Islington Council and of Westminster City Council, neither of which consider light spill from a residential conservatory as an issue. So Camden would appear to be unique in having a conservatory light-spill policy.*

National policies on light-spill

- 4 *Further research brought to my attention National guidance – pl. see link <https://www.gov.uk/guidance/light-pollution#what-light-pollution-considerations-does-planning-need-to-address> and the relevant guidance from the Institute of Lighting Professionals, which I attach for ease of reference; neither includes policies or guidance on residential conservatories. I was puzzled by all this and so I contacted a specialist and explained the situation. The advice I received was that I need to establish the Upward Light Ratio that Camden's policy has determined as appropriate for residential conservatories – could you help me with this and I will ask my client to instruct a report that I believe will further demonstrate that there is no light-spill from no 17 (over and above existing precedents, if any at all).*

In conclusion

- 5 *In my view, the submitted images demonstrate that there is no light-spill from the extension of no 17 affecting the neighbouring properties over and above the light-spill present in the rear gardens in the immediate vicinity of no 17, if any at all (because of the tree in the garden). Would this be adequate information for a new submission to have the requirements of Condition 5 discharged?*
- 6 *If this is not considered adequate, my client is prepared to instruct a specialist to carry out a light spill assessment of the extension on no 16 and the vicinity, provided that this would be sufficient for the LPA to accept a submission to have the requirements of Condition 5 discharged and these are discharged.*

I would be grateful if we could please speak on the phone at your earliest convenience to discuss the above.

EB Response 1 / 06.07.20

Dear Eleni,

Thank you for your email. It would be helpful if you can send photos showing the rear of the property at night. Both from the rear garden looking up and if possible from neighbours directly to the rear.

Regards,

Elizabeth

(Agent) EMAIL 2 / 15 July 2020

Dear Elizabeth,

Thank you for your email below.

Further to my earlier email with night images of the property and its immediate context:

I am now pleased to submit on behalf of our client a revised document which contains images 5-8 in addition to images 1-4 previously submitted. The 4 new images are in response to your request in your email below for images of the rear of the property at night both from the rear garden looking up and from the neighbours directly to the rear (at no 59 Princess St) and are as follows:

Images 5 and 6, showing the rear of the property at night from the rear garden looking up with lights off (image 5) and lights on (image 6);

Images 7 and 8, showing the rear of the property at night from the neighbour's directly to the rear at no 59 Princess St with lights off (image 7) and lights on (image 8). Please note that the oblong window in these two images predate the current extension which is hardly visible as it is concealed by the garden tree.

In my view, these images further confirm our position that there is no light-spill from the extension of no 17 over and above that observed in Image 1 (emanating from no 61 Princess St) and Image 3 (emanating from the adjoining property at no 16 Edis St), if any at all; as previously noted these two images (1 and 3) confirm the light-spill benchmark levels in this location which should form the basis for light-spill planning assessments. Images 6-8 further confirm that there is no issue of overlooking. I trust the above is helpful and that you will be now in a position to advise whether the night images document would be adequate information for a new planning submission to have the requirements of Condition 5 discharged.

Thank you,

EB Response to email 2 / 16 July 2020

Dear Eleni,

Thank you for your email and the additional photographs. As outlined previously, the justification for the condition is to protect the amenity of neighbouring occupiers. Your photos have demonstrated the situation to the rear in terms of visibility of the extension and therefore the impact of light spill at the current moment in time. If these were the only residential units, I would suggest that based on this information a further application could be the way forward. However, as there is a neighbour to the left, we need to be satisfied that there is no impact on this neighbour (whether or not they currently object). There are many changeable factors in assessing light spill, such as whether the current occupier has blinds or the luminance level of the bulbs used is increased. We cannot control these factors via planning condition. Therefore, to be able to support any application to remove the condition we would need to be satisfied that the situation would be acceptable if these factors were changed.

In terms of next steps, I suggest that you can obtain additional photographs to show the situation on a night from the neighbour to the left (which I appreciate is not easy to do in the current situation). In addition, seek to sufficiently demonstrate that even if factors were to

change, such as the luminance level and location of lighting in the extension was increased, neighbouring amenity would not be harmed. This package of information could then be submitted with a new application to remove the condition and prevent the need for your client to appeal. I am happy to review this information prior to submission.

I would also remind you that there were strong objections from the CAAC on this proposal in relation to the impact of light spill.

Please do not hesitate to contact me if you have any further comments or questions.

Kind regards,

Elizabeth

(Agent) EMAIL 3 / 26/08– pl. also refer to Appendices 3, 4 and 5

Dear Elizabeth,

Thank you for your email below. The following are relevant:

*The definition of light spill (note: **pl. refer to Appendices 4 and 5**)*

1. I attach PDF of guidance by the Institute of Lighting Professionals and below an extract where I have highlighted their definition of light – spill, which is as follows:

‘Light Intrusion (Trespass), the spilling of light beyond the boundary of the property or area being lit’

These identify an area to be lit and the light spill beyond it. Importantly, as previously noted this along with the relevant governmental guidance and policy refers to external lighting as there is no governmental policy and / or guidance basis to Camden’s (unique) light spill policies associated with conservatories.

I trust we can agree on this definition. Further, I would confirm that all the images and comments which we have submitted to date have sought to address light spill from the extension of no 17 Edis Street and of its neighbouring properties on this basis, as further explained in the following:

‘there is a neighbour to the left’ of no 17 Edis Street: no 16 Edis St?

*2. I assume that by ‘there is a neighbour to the left’ you mean no 16 Edis Street (which is to the left when viewed from Edis St and to the right when viewed from the rear of the properties onto Princess St). We have submitted, along with the images, a location plan with property numbers 17 Edis Street, 16 Edis Street, 61 Princess St and 63 Princess St, all annotated (you will find it in my first email to you if you scrolled down) –pl. also find attached for ease of reference.(note: for the annotated location plan, **pl. refer to Appendix 1**)*

3. No 16 Edis St/ the neighbour to the left, features in the following images submitted previously (in the original email to you):

a. Images 2 and 3 – pl. refer to the commentary on each image but in summary:

-image 2/lights on demonstrates that there is no spilling of light beyond the demise of no 17 when its extension lights are on

-image 3/lights off (but lights at no 16 on) demonstrates that there is spilling of light onto the rear of no 17 when the lights of the side windows of no 16 Edis St are on

In conclusion, night images 2 and 3, taken from 63 Princess St, demonstrate that there is no light spilling beyond the demise of no 17 Edis St (by contrast there is light spill on no 17 from the side in doors lights of no 16, the neighbour to the left).

- b. *In your email of 06/07 (pl. scroll down for ease of reference) you asked me to 'send photos showing the rear of the property at night. Both from the rear garden looking up ...' Accordingly, we submitted images 5 and 6 (in our rev 01)– again pl. refer to the commentary on each image but in summary:*

-image 5/lights off shows the rear façade of both nos. 17 and 16 Edis St when the lights of the extension of no 17 are off

-image 6/lights on shows the rear façade as above with the lights of the extension of no 17 on, and clearly demonstrates that there is no light spilling beyond the demise on no 17 Edis St

In conclusion, night images 5 and 6, taken from the rear of the garden of no 17, demonstrate that there is no light spilling beyond the demise of no 17 Edis St.

Further to the above,

- c. *In your latest email (below) you have asked for 'additional photographs to show the situation on a night from the neighbour to the left (which I appreciate is not easy to do in the current situation)'. Accordingly, my client has tried repeatedly to approach the occupiers of the 3 flats at no 16 Edis St on numerous occasions but without success, as they appear to be 'keeping to themselves' as he put it to me. Instead, I am now pleased to submit further images taken from the 1st floor window of no 17 Edis St and are as follows:*

Day time

- Image 9, showing what my client can normally see from his first floor window – which is only his garden*
- Image 10, showing what my client can see if he leans out of his window – which is his garden and a little of his extension*
- Image 11, showing what my client can see if he leans further out of his window looking towards no 16 – which is some of the garden of no 16 and*
- Image 12, showing what my client can see if he leans further out of his window fully targeting a view of no 16*

Night time

- Image 9a, same as image 9*
- Image 10a*

In conclusion, it is not possible to view the garden of no 16 from the rear windows of no 17 Edis Street unless intentionally leaning out of the rear window of no 17 specifically targeting a view of no 16's rear garden and closet wing. I would expect that the same is the experience from the rear windows at no 16 and therefore would conclude that the conservatory at no 17 is not visible from no 16 unless someone intentionally leans out of the windows of no 16 targeting a view of no 17.

- d. *This leaves the side window of the g/f of the closet wing of no 16 which is shown in image 4. It is relevant to note that this window is at a room off the half landing (before reaching g/f level) and so its lintel as determined in image 4 meets the rear window at g/f level of no 16 mid –height. If you then look at the approved rear façade – attached for ease of reference, views from this window towards the conservatory glazed roof are obstructed partly by the copper chimney but also because this window is so low down in relationship to the glazed roof.– pl. refer to attached Sketch 1 (note: pl. see **Appendix 3**) demonstrating the relationship between this window and the approved glazed roof at no 17: the glazed roof can be hardly visible from no 16 as a result of their relative positioning in height. (I would pause here to note that in any case, having looked at the planning history of no 16, I am not even sure that this window was ever approved – if approved it would have been an anomaly as all closet wings in Edis Street and Princess Street have their fenestration on the rear walls – pl. refer to the submitted images).*

In conclusion, it has been demonstrated there is no light spilling by the conservatory roof to no 17 beyond the demise of no 17 and therefore there is no light spill affecting even this window (although the light spill from the window of no 16 below it appears to affect with light spill no 17).

The CAAC objection

4. *I think it is important to point out that this is a planning and not a conservation area issue. Notwithstanding this, the CAAC has not visited the site so their objection is as good as supporting a blanket application of the relevant Council policy, which would be both inappropriate and unreasonable – I trust you would agree to this. Further, interestingly enough, it is the case officer (Laura H) who thinks that there is an issue of overlooking (she believes that my client’s conservatory is overlooked by no 16), a position which the CAAC has explicitly denounced. I should pause here to point out that, in any case, if my client or future occupants of no 17 Edis St felt that they were overlooked they can simply install internal retractable blinds as is customary in conservatories. (Further, regarding the overlooking issue you will no doubt have noticed from the submitted images that there are first floor terraces throughout the rear gardens of both Edis St and Princess St and so there is an inevitable and inherent element of overlooking which does not appear to have troubled no 61 Princess St either, pl. refer to image 1 in our submission).*

Light spill in the neighbourhood

5. *In addition, you have asked me ‘to seek to sufficiently demonstrate that even if factors were to change, such as the luminance level and location of lighting in the extension was increased, neighbouring amenity would not be harmed’. The important point to make here is that this is a residential conservatory in a locality where several fully glazed conservatories exist and so no 17 simply replicates an existing planning precedent in its immediate vicinity and to a lesser degree - if anything there is a lot less glazing at the conservatory at no 17 than there is at the glass box at no 61 Princess St for example – pl. see image 1. Being residential, the lighting of both no 61 Princess St as an example and the conservatory at no 17 Edis St obey the self-imposed rules of the residential house comfort levels and in my view this sufficiently demonstrates that the luminance levels and location of lighting at no 17 will never cause more harm to local amenity than existing precedent conservatories; again, less glazing and the rear garden tree provide further comfort and reassurances to all parties concerned – to both no 17 and its neighbours, as the conservatory at no 17 as you have also*

observed in your email is not visible. Finally, it has been demonstrated that windows such as the basement window at no 16 can cause worse light spill than anything else in the locality – pl. refer to image 3 and 4. Perhaps this is the reason why governmental guidance and other local authorities in London have avoided imposing light spill policies on rear extensions with or without glazed roofs in residential properties, in central London.

I would be grateful if you could please cast a detailed eye over this submission and advise me whether further information would be necessary for a successful new planning application to have the relevant condition removed, all as per your kind advice below.

Thank you,

EB Response to email 3 / 02.09

Dear Eleni,

Thank you for your email. I have reviewed the information and it appears to be sufficient for the necessary application. My only suggestions would be to ensure you refer to Camden's own CPG guidance on light spill within the extending your homes and amenity documents. In addition, I would include a photo of the rear elevation without the blinds drawn. Whilst I appreciate these are currently in place, we cannot condition their retention.

Kind regards,

Elizabeth

III. Conclusions

In response to the email above the 'night images' document was revised to include images 6a and 6b and is submitted here in **Appendix 2** as **rev03/25 September 2020**. Further the cover note of the refused application is re-submitted at **Appendix 6** as it makes full reference to the Council's own SPG guidance on light spill.

In conclusion, it is the applicant's position that these submissions demonstrate beyond doubt that the imposition of Condition 2 is unreasonable and unnecessary as, to quote Policy A1, '*there is no unacceptable harm to amenity*' and as such it should be removed and Condition 1 should be amended accordingly to reflect that.

Yours sincerely,

For Conservation PD

Eleni Makri,
BArch MArch(Cons) RIBA IHBC AABC
Director / Conservation Architect

PS: Appendices in following pages

List of Appendices

Appendix 1 – Annotated Location Plan 25.09.20

Appendix 2 – Night Images Rev 03 / 25 September 2020

Appendix 3 – Annotated Approved Rear Elevation – viewing diagram of no 16

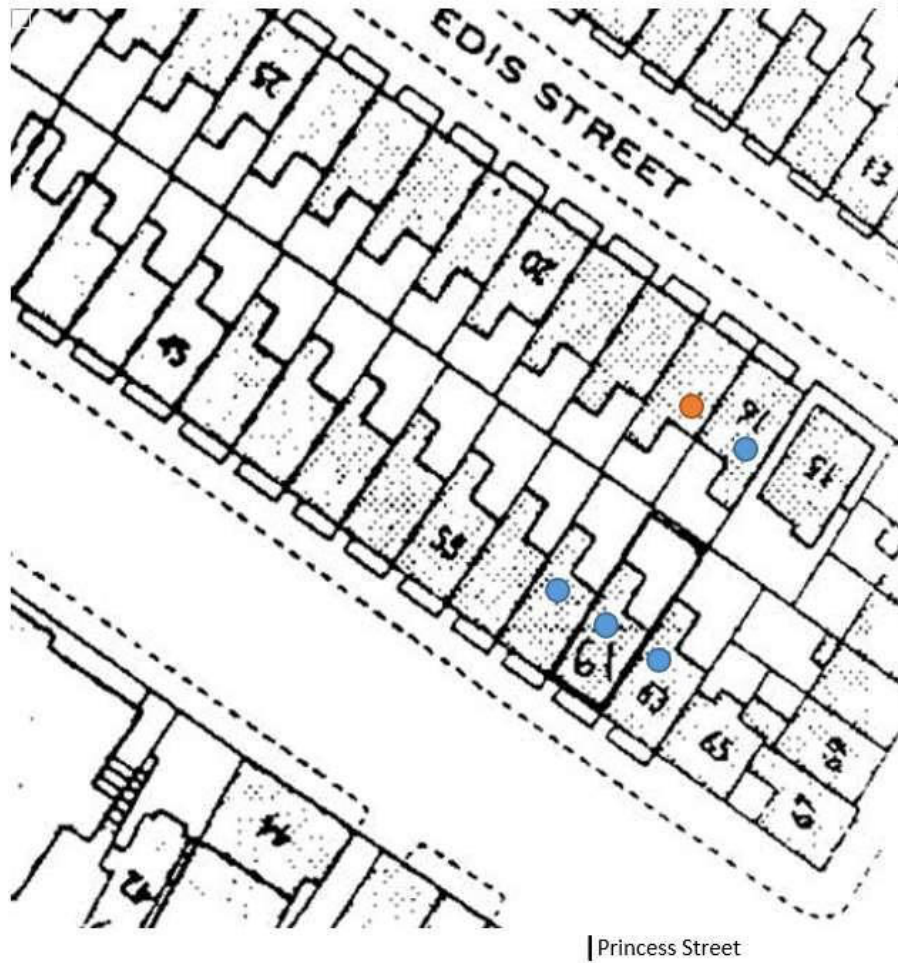
Appendix 4 – Definition of Light spill / p.1 of Guidance by Institution of Lighting Professionals)

Appendix 5 – Institution of Lighting Professionals, Guidance Note For the Reduction of Obtrusive Light

Appendix 6 – Cover note of refused application 2020/0687/P

Appendix 1

2124 – 17 Edis Street – night time images in support of forthcoming appeal reapplication – Rev 01 / 15 July 2020; Rev 02 / 26 August 2020; Rev 03 / 25 September 2020 – Annotated Location Plan



Location Plan (with annotations of nos 16 Edis St and nos 59, 61 and 63 Princess St)



No 17 Edis Street



Nos 16 Edis Street; nos 59, 61 and 63 Princess St



Appendix 2

2124 – 17 Edis Street – night time images in support of forthcoming appeal reapplication – rev 01 / 15 July 2020; rev 02 / 26 August 2020; rev 03 / 25 September 2020

| no 61 Princess Street |



Image 1: no 61 Princess Street as viewed from the attic of no 17 Edis Street (the appeal site) image taken on 18/06/20

| no 17 Edis Street

| no 16 Edis Street



Image 2: no **17 Edis Street** (appeal site) with **extension lights on**, and adjoining no 16 Edis Street image taken from no 63 Princess Street on 23/06/20

| no 17 Edis Street

| no 16 Edis Street

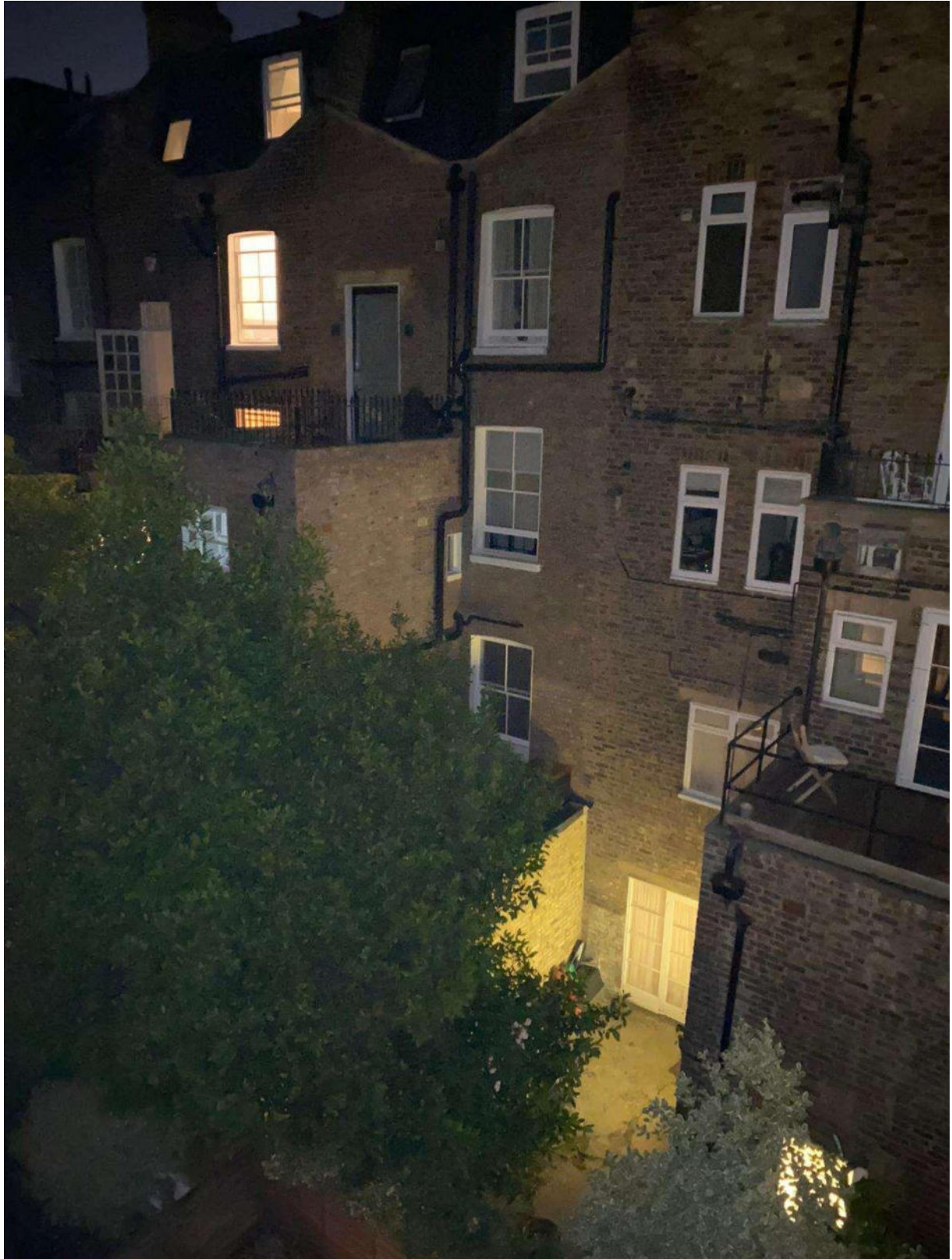


Image 3: no **17 Edis Street** (appeal site) with extension **lights off**, and adjoining no 16 Edis Street with side window(s) light(s) on - image taken from no 63 Princess Street on 25/06/20 – (pl. refer to

images of these windows from officer MB report of 06/02/14 for 2013/8239P replicated in image 4 below)



Shared boundary with no. 16

Image 4: 16 Edis Street - images of side windows of no 16 Edis Street from officer MB report of 06/02/14 for 2013/8239P, causing the observed light-spill onto no 17 Edis Street (pl. refer to image 3 above), seen here before the extension was constructed

Images from courtyard of 17 Edis Street towards extension and rear of nos. 17 and 16 Edis Street:

no 17 Edis Street | no 16 Edis Street



Image 5: extension **lights off** (07 July '20, 10pm)

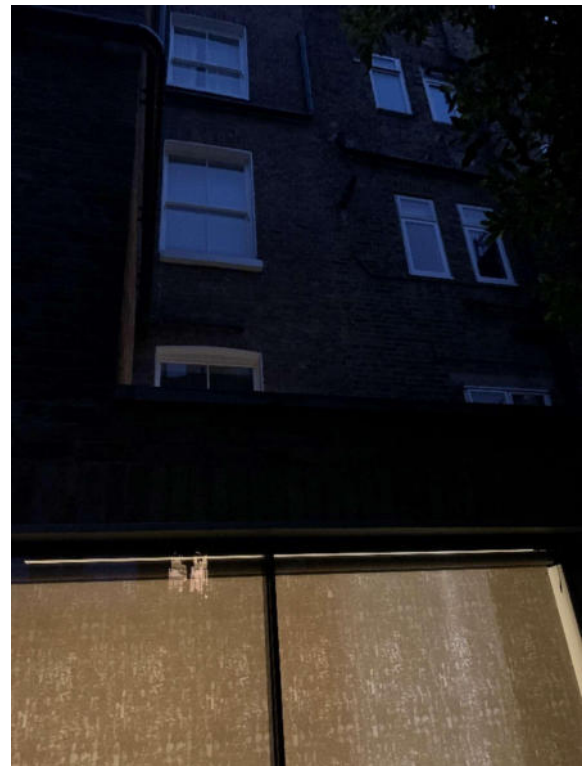


Image 6: extension **lights on** (07 July '20, 10pm)

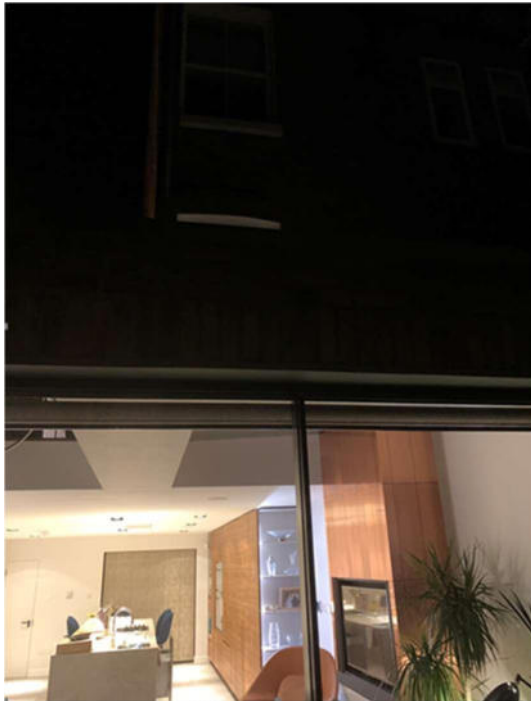


Image 6a: extension **lights on, blind up** (Sept '20)

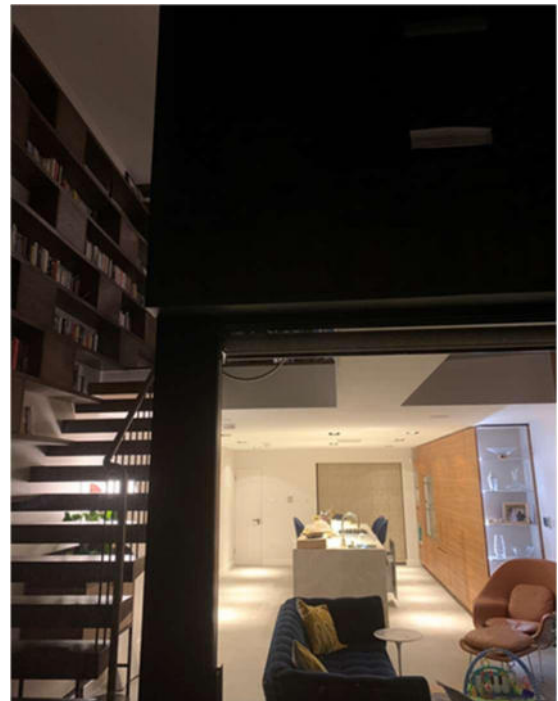


Image 6b: extension **lights on, blind up** (Sept '20)

Images from no 59 Princess St (property backing garden of 17 Edis Street) towards no 17 Edis St

no 17 Edis Street

| no 16 Edis Street

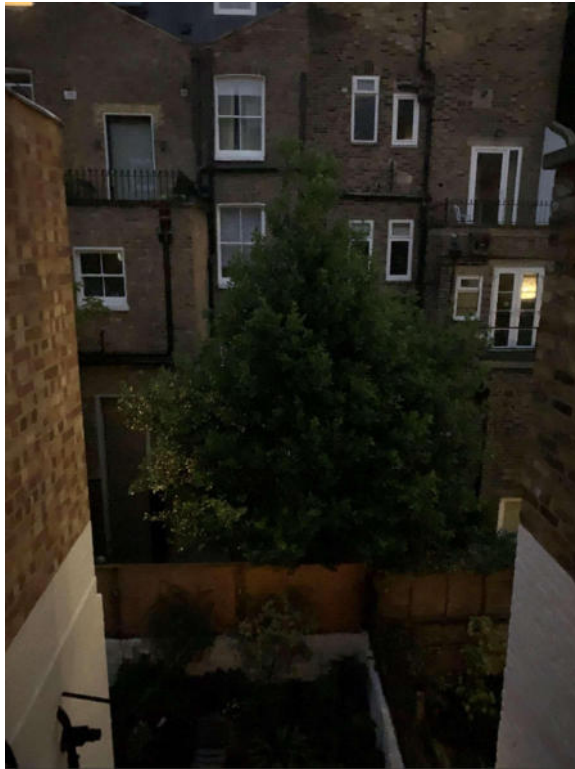


Image 7: extension **lights off** (08 July '20, 10pm)

no 17 Edis Street

| no 16 Edis Street



Image 8: extension **lights on** (08 July '20, 10pm)

Day time Images from 1st floor (bathroom) window of no 17 Edis Street / pl. refer to images 2 and 3 for exact location of window - (taken Sunday 19 July)



Image 9 (from within the room)

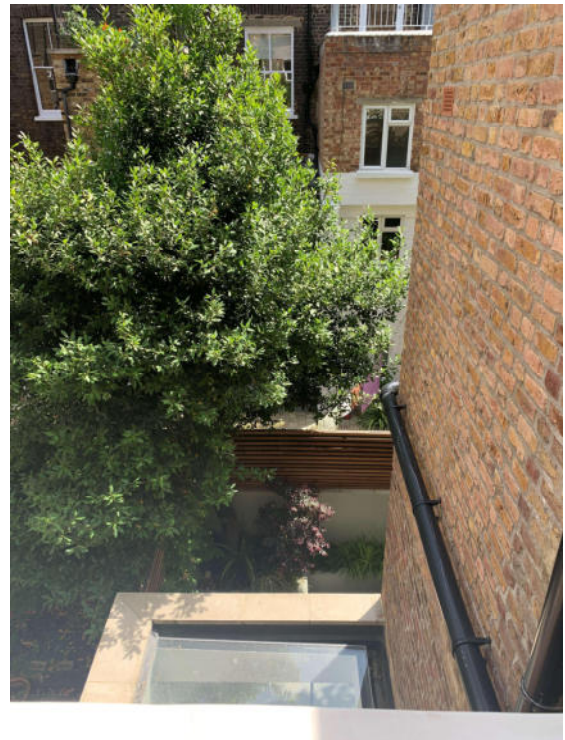


Image 10 (leaning outwards)

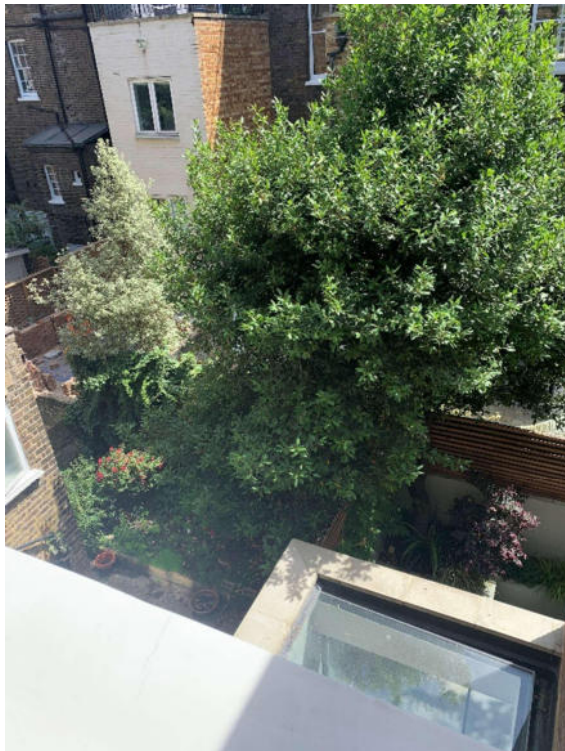


Image 11 (leaning outwards and towards no16)

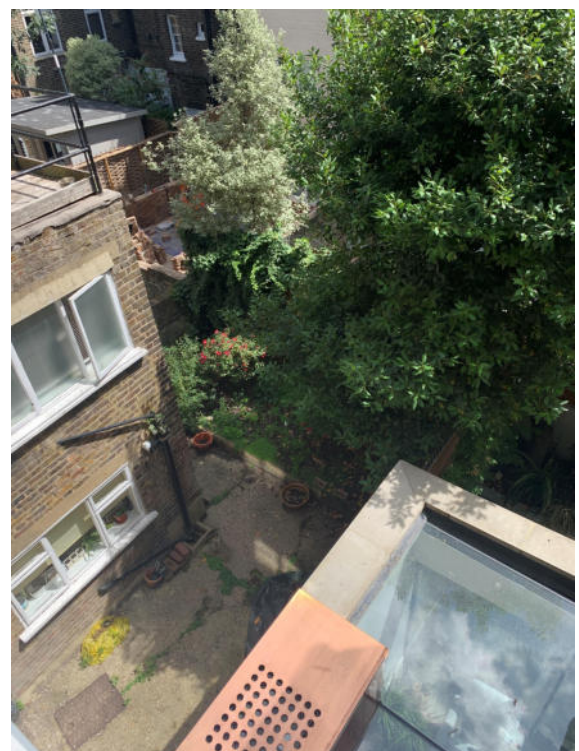


Image 12 (leaning further outwards towards no16)

Night time Images from 1st floor (bathroom) window of no 17 Edis Street / pl. refer to images 2 and 3 for exact location of window (taken Thursday 23 July)



Image 11a / lights off
(leaning outwards and towards no16)

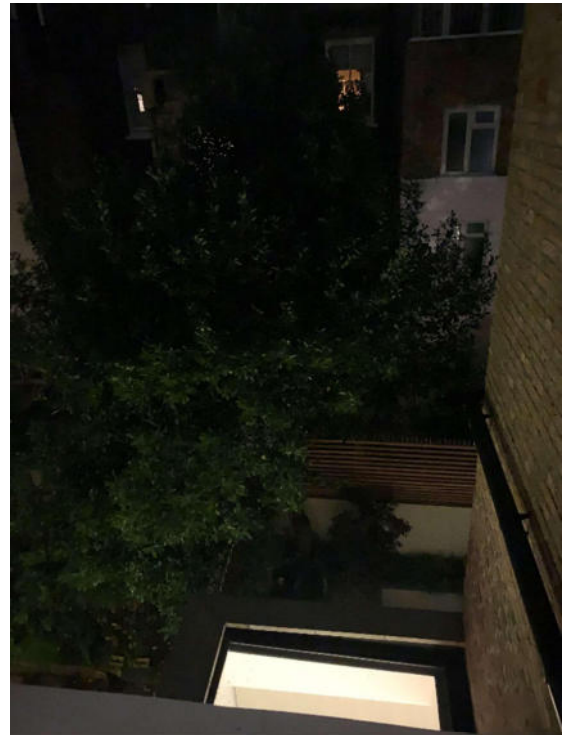


Image 11b / lights on
(leaning outwards and towards no16)



Image 12a / lights off
(leaning further outwards towards no16)

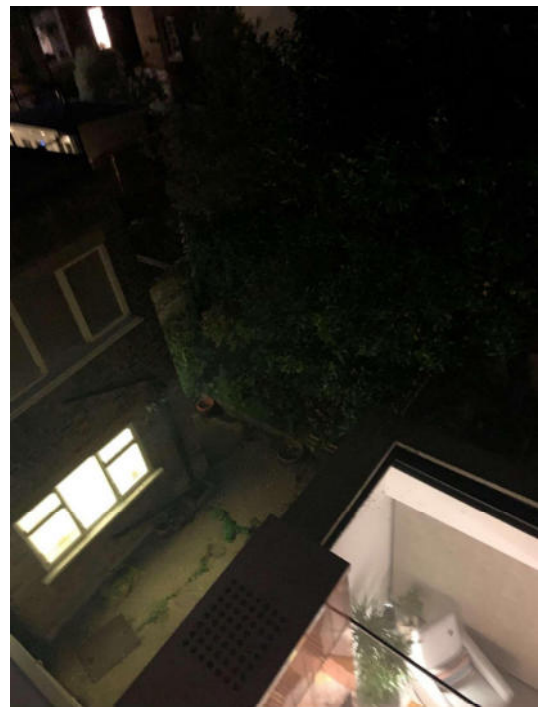


Image 11b / lights on
(leaning further outwards towards no16)

GUIDANCE NOTES FOR THE REDUCTION OF OBTRUSIVE LIGHT

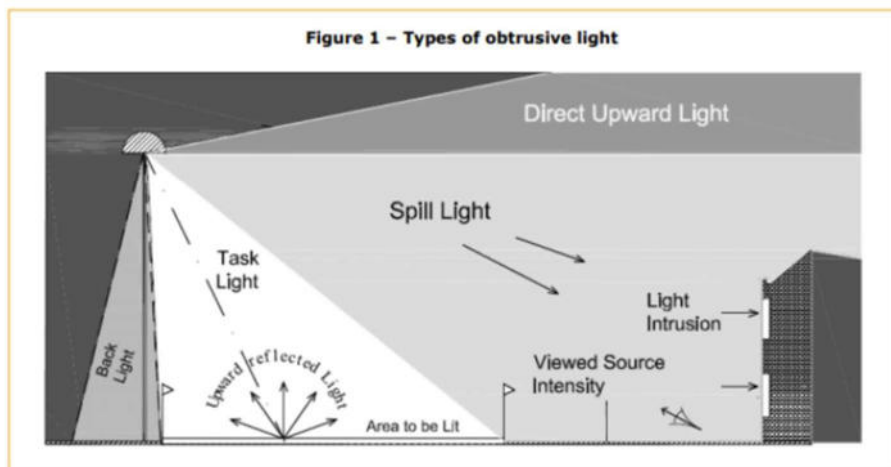
“Think before you light - The right amount of light, where wanted, when wanted.”

Man's invention of artificial light has done much to safeguard and enhance our night-time environment but, if not properly controlled, **obtrusive light** (sometimes referred to as light pollution) can present serious physiological and ecological problems.

Obtrusive Light, whether it keeps you awake through a bedroom window or impedes your view of the night sky, is a form of pollution, which may also be a nuisance in law and which can be substantially reduced without detriment to the lighting task.

Sky glow, the brightening of the night sky, **Glare** the uncomfortable brightness of a light source when viewed against a darker background, and **Light Intrusion (“Trespass”)**, the **spilling of light beyond the boundary of the property or area being lit**, are all forms of obtrusive light which may cause nuisance to others and waste money and energy. Think before you light. Is it necessary? What effect will it have on others? Will it cause a nuisance? How can you minimise the problem?

Figure 1 – Types of obtrusive light



Appendix 5 – Institution of Lighting Professionals, Guidance Note For the Reduction of Obtrusive
Light

GUIDANCE NOTES FOR THE REDUCTION OF OBTRUSIVE LIGHT

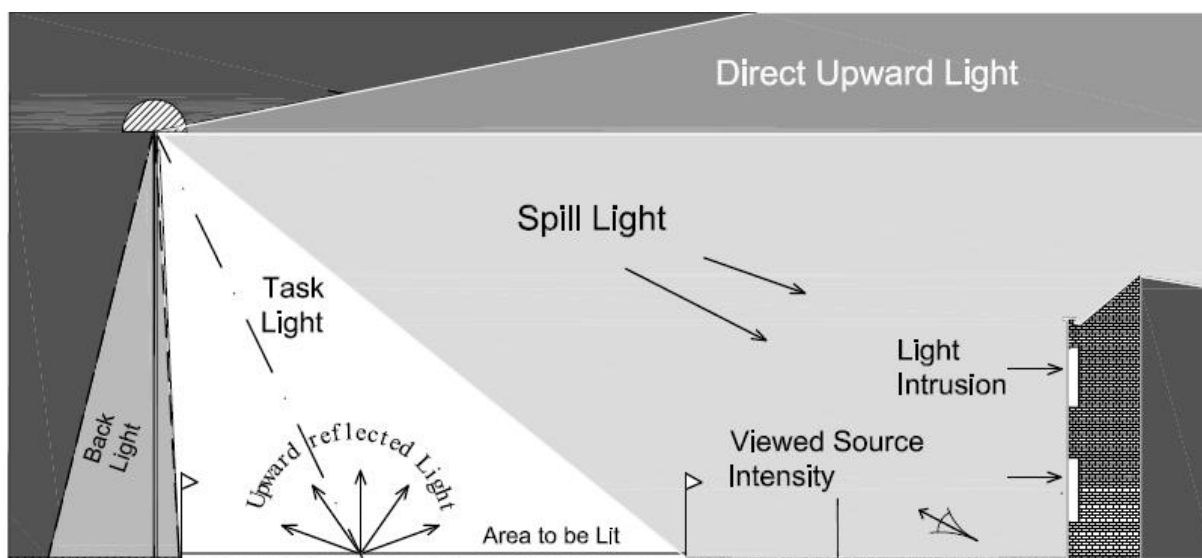
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Figure 1 – Types of obtrusive light



Do not "over" light. This is a major cause of obtrusive light and is a waste of energy. There are published standards for most lighting tasks, adherence to which will help minimise upward reflected light. Organisations from which full details of these standards can be obtained are given on the last page of this leaflet.

Dim or switch off lights when the task is finished. Generally a lower level of lighting will suffice to enhance the night time scene than that required for safety and security.

“Good Design equals Good Lighting”

Any lighting scheme will consist of three basic elements: a light source, a luminaire and a method of installation.

Light sources (Lamps)

Remember that the light source output in LUMENS is not the same as the wattage and that it is the former that is important in combating the problems of obtrusive light.

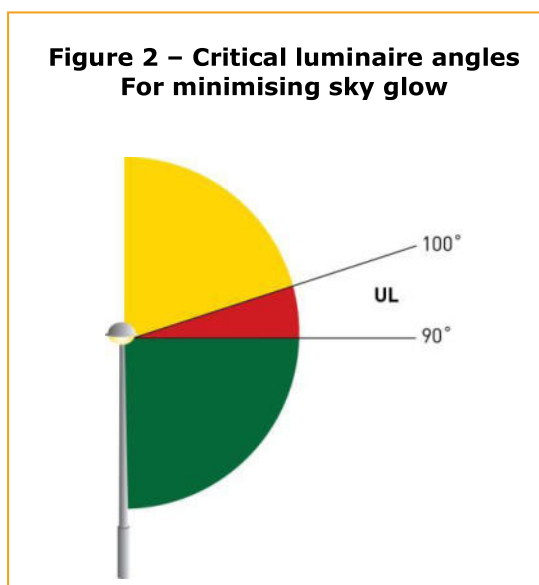
Most nighttime visual tasks are only dependant on light radiated within the visual spectrum. It is therefore NOT necessary for light sources to emit either ultra-violet or infra-red radiation unless specifically designed to do so. It is also understood that light from the shorter wavelengths of the spectrum has important effects on both flora and fauna that should be considered.

Research indicates that light from the blue end of the spectrum has important non-visual effects on the health of the human body, in particular in our sleep/wake patterns. It is therefore important to appreciate that while in obtrusive light terms the use of blue light should be minimised, there are many night-time tasks such as driving and sports where to be fully awake is an important aid to safety.

Luminaires

Care should always be taken when selecting luminaires to ensure that appropriate products are chosen and that their location will reduce spill light and glare to a minimum.

Use specifically designed lighting equipment that minimises the upward spread of light near to and above the horizontal. The most sensitive/critical zones for minimising sky glow are those between 90° and 100° as shown in Figure 2 and referred to as the lower, upward light output zone (UL).



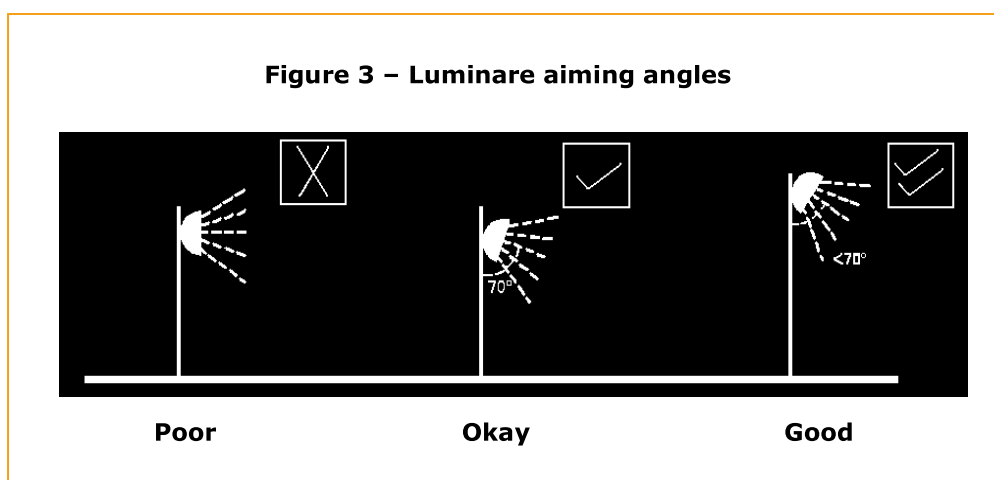
For most sports and area lighting installations the use of luminaires with double-asymmetric beams designed so that the front glazing is kept at or near parallel to the surface being lit should, if correctly aimed, ensures minimum obtrusive light.

Appendices 1 and 2 to these notes gives more details of how to choose and if necessary modify luminaires.

Installation

In most cases it will be beneficial to use as high a mounting height as possible, giving due regard to the daytime appearance of the installation. The requirements to control glare for the safety of road users are given in Table 3.

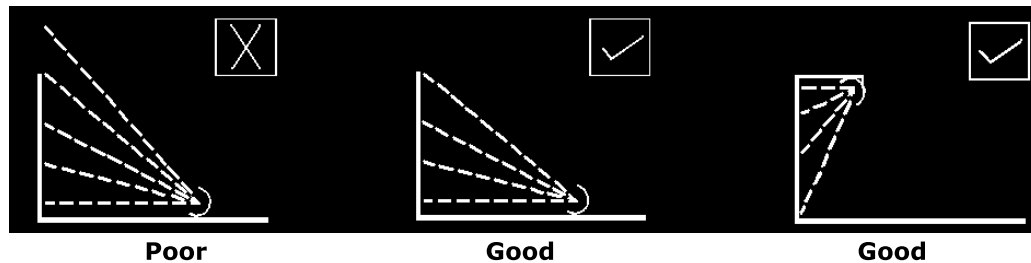
Keep glare to a minimum by ensuring that the main beam angle of all lights directed towards any potential observer is not more than 70°. Higher mounting heights allow lower main beam angles, which can assist in reducing glare. In areas with low ambient lighting levels, glare can be very obtrusive and extra care should be taken when positioning and aiming lighting equipment. With regard to domestic security lighting the ILP produces an information leaflet GN02:2009 that is freely available from its website.



When lighting vertical structures such as advertising signs, direct light downwards wherever possible. If there is no alternative to up-lighting, as with much decorative lighting of buildings, then the use of shields, baffles and louvres will help reduce spill light around and over the structure to a minimum.

For road and amenity lighting installations, (see also design standards listed on Page 5) light near to and above the horizontal should normally be minimised to reduce glare and sky glow (Note ULR's in Table 2). In rural areas the use of full horizontal cut off luminaires installed at 0° uplift will, in addition to reducing sky glow, also help to minimise visual intrusion within the open landscape. However in some urban locations, luminaires fitted with a more decorative bowl and good optical control of light should be acceptable and may be more appropriate.

Figure 4 – Façade Illumination



Since 2006 “Artificial Light” has been added to the list of possible Statutory Nuisances in England, Wales and Scotland. The monitoring of such nuisances will be the responsibility of Environmental Health Officers (EHOs) for which separate guidance is being produced.

With regard to the planning aspect, many Local Planning Authorities (LPAs) have already produced, or are producing, policies that within the planning system will become part of their local development framework. For new developments there is an opportunity for LPAs to impose planning conditions related to external lighting, including curfew hours.

The Scottish Executive has published a design methodology document (March 2007) entitled [“Controlling Light Pollution and Reducing Energy Consumption”](#) to further assist in mitigating obtrusive light elements at the design stage.

ENVIRONMENTAL ZONES

It is recommended that Local Planning Authorities specify the following environmental zones for exterior lighting control within their Development Plans.

Table 1 – Environmental Zones

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Where an area to be lit lies on the boundary of two zones the obtrusive light limitation values used should be those applicable to the most rigorous zone.

NB: Zone E0 must always be surrounded by an E1 Zone.

DESIGN GUIDANCE

The following limitations may be supplemented or replaced by a LPA's own planning guidance for exterior lighting installations. As lighting design is not as simple as it may seem, you are advised to consult and/or work with a professional lighting designer before installing any exterior lighting.

Table 2 – Obtrusive Light Limitations for Exterior Lighting Installations – General Observers

Environment al Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E_v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre- curfew	Post- curfew	Pre- curfew	Post- curfew	Average, L [cd/m ²]
E0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0
E2	2.5	5	1	7,500	500	5
E3	5.0	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

ULR = **Upward Light Ratio of the Installation** is the maximum permitted percentage of luminaire flux that goes directly into the sky.

E_v = **Vertical Illuminance in Lux** - measured flat on the glazing at the centre of the window.

I = **Light Intensity in Candelas (cd)**

L = **Luminance in Candelas per Square Metre (cd/m²)**

Curfew = **the time after which stricter requirements (for the control of obtrusive light) will apply**; often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.

***** = **Permitted only from** Public road lighting installations

(1) Upward Light Ratio – Some lighting schemes will require the deliberate and careful use of upward light, e.g. ground recessed luminaires, ground mounted floodlights, festive lighting, to which these limits cannot apply. However, care should always be taken to minimise any upward waste light by the proper application of suitably directional luminaires and light controlling attachments.

- (2) Light Intrusion (into Windows)** – These values are suggested maxima and need to take account of existing light intrusion at the point of measurement. In the case of road lighting on public highways where building facades are adjacent to the lit highway, these levels may not be obtainable. In such cases where a specific complaint has been received, the Highway Authority should endeavour to reduce the light intrusion into the window down to the post curfew value by fitting a shield, replacing the luminaire, or by varying the lighting level.
- (3) Luminaire Intensity** – This applies to each luminaire in the potentially obtrusive direction, outside of the area being lit. The figures given are for general guidance only and for some sports lighting applications with limited mounting heights, may be difficult to achieve.
- (4) Building Luminance** – This should be limited to avoid over lighting, and related to the general district brightness. In this reference building luminance is applicable to buildings directly illuminated as a night-time feature as against the illumination of a building caused by spill light from adjacent luminaires or luminaires fixed to the building but used to light an adjacent area.

Table 3 – Obtrusive Light Limitations for Exterior Lighting Installations – Road Users		
Road Classification ⁽¹⁾	Threshold Increment (TI)	Veiling Luminance (Lv)
No road lighting	15% based on adaptation luminance of 0.1cd/m ²	0.04
ME6/ ME5	15% based on adaptation luminance of 1cd/m ²	0.25
ME4/ ME3	15% based on adaptation luminance of 2cd/m	0.40
ME2 / ME1	15% based on adaptation luminance of 5cd/m ²	0.84

TI = **Threshold Increment** is a measure of the loss of visibility caused by the disability glare from the obtrusive light installation

Lv = **Veiling Luminance** is a measure of the adaptation luminance caused by the disability glare from the obtrusive light installation

(1) = Road Classifications as given in BS EN 13201 - 2: 2003 Road lighting Performance requirements. Limits apply where users of transport systems are subject to a reduction in the ability to see essential information. Values given are for relevant positions and for viewing directions in path of travel. For a more detailed description and methods for determining, calculating and measuring the above parameters see CIE Publication 150:2003.



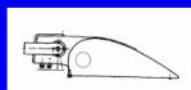
RELEVANT PUBLICATIONS AND STANDARDS:

British Standards: www.bsi.org.uk	BS 5489-1: 2003 Code of practice for the design of road lighting – Part 1: Lighting of roads and public amenity areas BS EN 13201-2:2003 Road lighting – Part 2: Performance requirements BS EN 13201-3:2003 Road lighting – Part 3: Calculation of performance BS EN 13201-4:2003 Road lighting – Part 4: Methods of measuring lighting performance. BS EN 12193: 1999 Light and lighting – Sports lighting BS EN 12464-2: 2007 Lighting of work places – Outdoor work places
Countryside Commission/ DOE	Lighting in the Countryside: Towards good practice (1997) (<i>Out of Print but available on www.communities.gov.uk/index.asp?id=1144823</i>)
UK Government / Defra www.defra.gov.uk	Statutory Nuisance from Insects and Artificial Light – Guidance on Sections 101 to 103 of the Clean Neighbourhoods and Environment Act 2005 Road Lighting and the Environment (1993) (Out of Print)
CIBSE/SLL Publications: www.cibse.org	CoL Code for Lighting (2002) LG1 The Industrial Environment (1989) LG4 Sports (1990+Addendum 2000) LG6 The Exterior Environment (1992) FF7 Environmental Considerations for Exterior Lighting (2003)
CIE Publications: www.cie.co.at	01 Guidelines for minimizing Urban Sky Glow near Astronomical Observatories (1980) 83 Guide for the lighting of sports events for colour television and film systems (1989) 92 Guide for floodlighting (1992) 115 Recommendations for the lighting of roads for motor and pedestrian traffic – Second Edition (2010) 126 Guidelines for minimizing Sky glow (1997) 129 Guide for lighting exterior work areas (1998) 136 Guide to the lighting of urban areas (2000) 150 Guide on the limitations of the effect of obtrusive light from outdoor lighting installations (2003) 154 The Maintenance of outdoor lighting systems (2003)
ILP Publications: www.theilp.org.uk	TR 5 Brightness of Illuminated Advertisements (2001) TR24 A Practical Guide to the Development of a Public Lighting Policy for Local Authorities (1999) GN02 Domestic Security Lighting, Friend or Foe
ILP/CIBSE Joint Publications	Lighting the Environment - A guide to good urban lighting (1995)
ILP/CSS Publications	Joint Code of Practice for the installation, maintenance and removal of seasonal decorations. (2005)
ILP/CfDS Joint Publication www.dark-skies.org	Towards Understanding Sky glow. 2007
IESNA www.iesna.org	TM-15-07 (R) Luminaire Classification System for Outdoor luminaires

NB: These notes are intended as guidance only and the application of the values given in Tables 2 & 3 should be given due consideration along with all other factors in the lighting design. Lighting is a complex subject with both objective and subjective criteria to be considered. The notes are therefore no substitute for professionally assessed and designed lighting, where the various and maybe conflicting visual requirements need to be balanced.

APPENDIX 1 - PROPOSED OUTDOOR LUMINAIRE CLASSIFICATION SYSTEM

Variable Aim Luminaires – General Classifications:

➤ Type A	Symmetrical	
➤ Type B	Asymmetrical	
➤ Type C	Double-Asymmetrical	

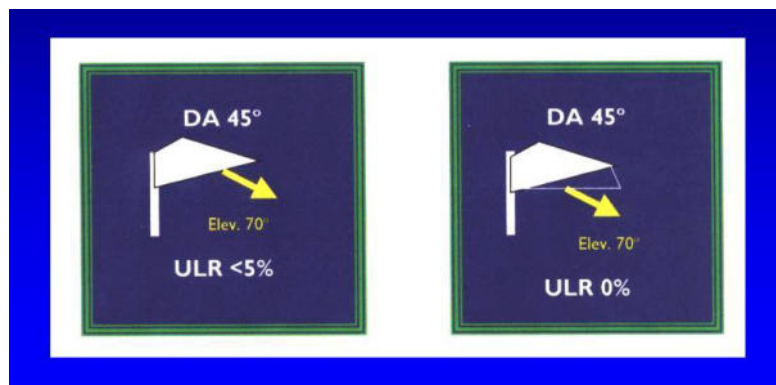
Proposed labelling System:

Fixed Position luminaires



Variable Aim Luminaires

(Shown here for a 45° Double-Asymmetric luminaire aimed at 70° – with and without a cowl).



APPENDIX 2 - ILLUSTRATIONS OF LUMINAIRE ACCESSORIES FOR LIMITING OBTRUSIVE LIGHT (images provided by Philips and Thorn)

Cowl (or Hood)



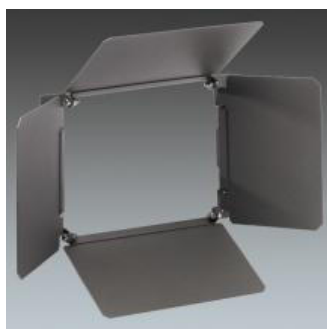
External Louvre



SHIELD



SHEILD "Barn Doors"



Double Asymmetric Luminaire



Simple Hood



Circular Louvre



Cowl & Louvre



Internal Louvre (horizontal)



Internal Louvre (vertical)



Appendix 6 – Cover note of refused application 2020/0687/P

CONSERVATION PD
(PLANNING+DESIGN)

Laura Hazelton
Senior Planning Officer
Camden Council

11/02/2020

Dear Laura,

Application to have Condition 2 of Decision Notice of application for planning permission ref 2019/1896/P granted consent on 27 June 2019, removed and Condition 1 of the same changed

I am pleased to submit our application to have condition 2 of Decision Notice 2019/1896/P removed.

The following are relevant:

1. The Proposals

- 1.1 It is proposed to have Condition 2 and therefore the requirement to install louvres screens on the glazed roof of the approved and constructed extension removed.

Condition 2 and the reason for the condition are as follows (extract from relevant Decision Notice):

Condition 2

Louvre screens shall be installed below the glazed roof in accordance with the approved drawings within two months from the date of this decision. The louvres shall be permanently retained thereafter.

Reason: In order to prevent lightspill and unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

The following will seek to demonstrate that there is neither unreasonable overlooking of neighbouring properties nor lightspill resulting from the approved scheme and that therefore the removal of the said Condition and its requirements will be consistent with the relevant Council Policies.

- 1.2 Accordingly, it is also proposed to have Condition 1 adjusted to reflect the removal of Condition 2 through the approval of new drawings without the annotation for *louvres screens* in replacement of as follows:
Proposed new drawings: EDI-PL-GA-01B; 02B; 03B; 04B; 05B; 06B
Superseded drawings; EDI-PL-GA-01A; 02A; 03A; 04A; 05A; 06A

2. Site and context

No 17 Edis Street is a Victorian terrace house situated in the Primrose Hill Conservation Area, in the London Borough of Camden.

The Conservation Area was designated on 1st October 1971 and extended in 1985. According to the designation report the character of the area *“is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space”*.

The Conservation Area’s character statement published by Camden in 2001 recognises four distinctive sub-areas as follows: Regent’s Park Road South; Central Area; Regent’s Park Road North and Gloucester Crescent. Edis Street is located in the Central Area and is classified along with Egbert Street as a secondary Road with *‘a distinctly urban character with a high degree of enclosure. These streets are narrow with three storey terrace houses on both sides and views terminated by industrial and residential buildings. These urban qualities are somewhat softened in Edis Street, by a number of Robinia street trees.’*

No 17 is a three storey mid-terrace property on the east side of Edis Street and is identified as making a positive contribution to the character and appearance of the conservation area. An Article 4 Direction in this area restricts permitted development rights for extensions and alterations. No 17 Edis Street is in use as a single dwellinghouse and is located in a predominantly residential area.

3. Relevant Planning History

2019/1896/P - Variation of condition 3 (approved drawings) of planning permission granted on 21/04/2017 (ref: 2016/7041/P) for the erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift; namely, changes to infill extension including height of party wall, removal of 100mm set back, change from metal cladding to London stock brick, and changes to fenestration. Planning permission granted 27/06/2019.

2016/7041/P - Erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift. Planning permission granted subject to S106 legal agreement 21/04/2017.

4. Relevant policies

The following Local Planning Policies and published guidance are relevant:

- (i) London Borough of Camden Local Plan 2017, Policy A1 (Managing the impact of development)
- (ii) The Camden Planning Guidance - Altering and extending your home

Also, relevant is the ‘Primrose Hill Conservation Area Statement’ which Camden published in 2001.

5. Assessment against Council policy, guidance and consultations

5.1 Camden Local Plan Policy A1 (a), (d), (e) and (g) – see Appendix 1

Condition 2 has been imposed on the basis of provisions in Policy A1 – *Managing the impact of development* of the Local Plan. Policy A1 confirms the Council’s commitment to ‘*grant permission for development unless this causes unacceptable harm to amenity*’. It is assumed that (a), (d), (e) and (g) apply - see relevant extract in Appendix 1. Accordingly, The Council will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;

d. require mitigation measures where necessary; and

the Council will consider:

e. visual privacy, outlook;

g. artificial lighting levels, with points e. and g. being amplified under points 6.4 and 6.6 of Policy A1 respectively.

It should be noted that the policy requires measures to be taken only ‘*where necessary*’.

5.2 Camden Planning Guidance - Altering and extending your home – see Appendix 2

More relevant is the *Camden Planning Guidance - Altering and extending your home* and in particular the section on conservatories (3.6, bullet point 4)– see Appendix 2. Paragraph 3.7 of the same advises that ‘*In order to minimise overlooking, opaque materials may be necessary on facades abutting neighbouring properties. Also in order to minimise light pollution, it may be necessary to use solid lightweight materials, one –way glass or obscured glass*’. It should be noted that, here too, the guidance requires measures to be taken only when either overlooking or light pollution or both are confirmed as being a problem. It is also noted that ‘*louvres screens*’ are not one of the listed solutions offered in the guidance.

5.3 Council Consultations – see Appendices 4 and 5 and 3

- (i) 2016/7041/P: Overlooking and light pollution are mentioned in the CAAC comments of the original application – see Appendix 4, but in a generic manner and not as problems specific to this site. Further, no. 59 Princess Road whose garden appears to abut no 17 Edis Street wrote as follows when consulted on the original application – see Appendix 5: ‘*The windows in the roof extension overlook my house ...*’, ‘*The glass roof light pollution is already an issue when the terrace light is left on (often happens for periods)*’ – it is worth pausing here to point out that the comment on overlooking refers to the proposed roof extension (which was allowed) and the comment on light pollution refers to the existing roof terrace at 2nd floor level, as this is the original application when the conservatory / rear extension had not been approved (or constructed) as yet – pl. see images 3 and 4 of archival drawings of the rear façade before (2014) and post – implementation of approved scheme in Appendix 3.
- (ii) 2019/1896/P: It is noticeable that neither the CAAC nor the neighbour raised issues of overlooking and/or lightspill in any of the subsequent planning applications including the application with condition 2 (2019/1896/P) – pl. refer to Camden Planning web records.

Accordingly, it is the applicant's conclusions that the rear extension as constructed does not cause either overlooking or light pollution to the adjoining neighbours. Further, mindful of the neighbour's complaint of light pollution from the terrace which predated the construction of the rear extension, the applicant has since taken measures to reduce light levels and in addition has taken the initiative to introduce blinds on the long window to the rear with the double height reception area behind it.

6. Proposals justification statement

The Policy in the reason for the imposition of the Condition is very clear that measures to eliminate overlooking /loss of privacy and / or lightspill should only be required if necessary and that they should not be a matter of blanket application. It is the applicant's position that neither issues apply in this instance as explained in more detail in the following:

Overlooking / loss of privacy

The location of the basement side extension to the rear is such that it is impossible to create any overlooking that is over and beyond that inherent in the use of any of the rear gardens of the terraces along Edris Street and Princess Road and which would be the norm in any residential area such as this one: The new glazing towards the garden is contained within the garden walls and so views are restricted by these walls and of course by the existing tree in the garden. The roof lights provide only sky-views, in what was originally outdoor space (which would have enjoyed both sky views and wall garden views) and so there can be no change in terms of levels of privacy and overlooking of other properties in the vicinity as a result of this extension. The extension has simply enclosed garden space and if anything the enclosure has restricted any inherent levels of overlooking and has improved levels of privacy by being just that, an enclosure.

Lightspill

The Google images 1 and 2 in Appendix 3 is of particular interest, as they demonstrate that conservatories with glazed roofs exist in this historic part of Camden and that no 59 Princess Road has also the benefit of a conservatory with a glazed roof. Accordingly, regarding light spill, the glass roof of the side extension at no 17 Edis St is just another typical example of existing conservatories in the rear gardens of the conservation area, such as, at no. 59 Princess Rd and also nos. 57 and 61 and therefore nothing unusual in the historic context.

7 Conclusions

In conclusion,

Regarding overlooking, it has been demonstrated that it is impossible for the basement side extension to the rear to create any overlooking that is over and beyond that inherent in the use of any of the rear gardens of the terraces along Edis Street and Princess Road and which would be the norm in any residential area such as this one.

Regarding lightspill, existing development of conservatories in the rear gardens of no. 59 and nos. 57 and 61 Princess Road have established the level of acceptable artificial light emission from glazed roofs at the rear of properties in these two streets. The side extension at no. 17 Edis St is simply observant of that level which is appropriate.

Accordingly, the imposition of Condition 2 is unreasonable and unnecessary as to quote Policy A1 '*there is no unacceptable harm to amenity*' and as such it should be removed and Condition 1 should be amended accordingly to reflect that.

Yours sincerely,

For Conservation PD

Eleni Makri,
BArch MArch(Cons) RIBA IHBC AABC
Director / Conservation Architect

PS: Appendices in following pages 6-14

List of Appendices

Appendix 1 – Camden Draft Local Plan Policy A1 (relevant extracts)

Appendix 2 – Camden Planning Guidance - Altering and extending your home (relevant extracts)

Appendix 3 – Photographic Documentation and materials from Camden’s Digital Planning Records

Image 1: aerial view of Edis Street showing the rear gardens of Princess Rd

Image 2: detail of image 1 showing no 17 Edis St and the rear of nos. 59 and 57 Princess Rd

Image 3: drawing as existing in 2014 (prior to the approval and construction of the rear extension) showing the 2-storey long window to the rear which served a double height space behind (Camden archives 2016/7041/P)

Image 4: drawing as approved and implemented (Camden archives 2019/1896/P)

Appendix 4 – Consultations with CAAC

Appendix 5 – Consultations with neighbours (no. 59 Princess Rd response)

Appendix 1 – Camden Draft Local Plan Policy A1 (relevant extracts)

184

Camden Local Plan | Protecting amenity

Managing the impact of development

- 6.1 Standards of amenity (the features of a place that contribute to its attractiveness and comfort) are major factors in the health and quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. Camden's Inner London location, the close proximity of various uses and the presence of major roads and railways means that amenity is a particularly important issue within the borough.
- 6.2 Policy A1 therefore seeks to ensure that standards of amenity are protected. Other policies within the Plan also contribute towards protecting amenity by setting out our approach to specific issues, such as the impact of food, drink and entertainment uses in Policy TC4 Town centre uses, Policy A4 Noise and vibration, and Policy CC4 Air quality.

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.

Protecting amenity

- 6.3 Protecting amenity is a key part of successfully managing Camden's growth and ensuring its benefits are properly harnessed. The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.

Visual privacy and outlook

- 6.4 A development's impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers. The Council will expect that these elements are considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours. Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity.

Sunlight, daylight and overshadowing

- 6.5 Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity.

Artificial lighting levels

- 6.6 Camden's dense character means that light pollution can be a bigger problem in the borough than in lower density areas where uses are not so close together. Artificial lighting should only illuminate the intended area and not affect or impact on the amenity of neighbours.
- 6.7 Developments in sensitive areas, such as those adjacent to sites of nature conservation, should employ a specialist lighting engineer accredited by the Institute of Lighting Engineers to ensure that artificial lighting causes minimal disturbance to occupiers and wildlife. For further information please see our supplementary planning document Camden Planning Guidance on amenity.

Transport impacts

- 6.8 The Council will consider information received within Transport Assessments, Travel Plans and Delivery and Servicing Management Plans to assess the transport impacts of development. Guidance regarding these documents is available within our supplementary planning document Camden Planning Guidance on transport. In instances where existing or committed capacity cannot meet the additional need generated by the development, we will expect proposals to provide information to indicate the likely impacts of the development and the steps that will be taken to mitigate those impacts.

Appendix 2 – Camden Planning Guidance - Altering and extending your home (relevant extracts)

Camden Planning Guidance - **Altering and extending your home**

Width of a rear extension

- 3.4 The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites.
- 3.5 Sometimes the rear of a building may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. Where architectural merit exists, the Council will seek to preserve it where it is considered appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

Conservatories

- 3.6 A conservatory is also a form of extension, but with glass as the predominant build material. As such, a conservatory should follow the general principles for assessment of normal extensions set out in paragraph 3.1 and also:
- respect and preserve existing architectural features, e.g. brick arches, windows etc;
 - Only in exceptional circumstances will conservatories be allowed on upper levels;
 - be of a high quality in both materials and design.
 - should not overlook neighbouring properties or create excessive light spillage to neighbouring sites, including to those in flats above.
 - Should not cause light pollution or excessive light spillage that would affect wildlife, particularly near sites identified for their nature conservation.
- 3.7 In order to minimise overlooking, opaque lightweight materials such as obscured glass may be necessary on façades abutting neighbouring properties. Also in order to minimise light pollution, it may be necessary to use solid lightweight materials, one-way glass or obscured glass.
- 3.8 Further guidance about artificial light pollution and how to mitigate its adverse impacts is provided in the Council's [CPG on Amenity](#) and for impacts on biodiversity in [CPG on Biodiversity](#)

Side extensions

- 3.9 Certain building forms may lend themselves to side extensions. Such extensions should be designed in accordance with the general principles set out in paragraph 3.1 and should also be:
- located adjacent to the side and rear elevations of the building;
 - subordinate to the original building in height and scale;
 - no taller than the porch; and
 - set back from the main building.

Appendix 3 – Photographic Documentation and materials from Camden’s Digital Planning Records



Image 1: aerial view showing Edis Street and the rear gardens of Princess Road (see detail below)



Image 2: aerial view showing no. 17 Edis Street and nos. 59 and 57 Princess Road



Image 3 (before): drawing as existing in 2014 (prior to the approval and construction of the rear extension) showing the 2-storey long window to the rear which served a double height space behind (Camden archives 2016/7041/P)



Image 4 (after): drawing as approved and implemented (Camden archives 2019/1896/P)

Appendix 4 – Consultations with CAAC



Camden

Conservation area advisory committee comments form - Ref. 20845647

Contact Camden

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2016/7041/P
Address	17 Edis Street London NW1 8LE
Planning Officer	Laura Hazelton
Comments by	31 Jan 2017
Proposal	Erection of mansard roof extension and single storey rear infill extension; replacement of 3 x rear sash windows with matching windows; lowering of ground floor level by 15cm.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>11 January 2017</p> <p>17 Edis Street NW1 8LE 2016/7041/P</p> <p>Objection to the proposed rear addition.</p> <p>The original, and surviving configuration of rear additions of 16 and 17 Edis Street, retains an unusual openness at the rear, where the rear wall of 16 and 17 is flanked rather than broken by the rear additions. This openness, and natural light, would be significantly harmed by the proposed raising of the party boundary wall.</p> <p>Camden follows the NPPF in seeking a high quality of design in all applications. The proposed rear extension is cumbersome and awkward in terms of the form of the original building. Formal policy guidance for the Primrose Hill Conservation Area (Statement) requires, at PH27, that 'Rear extensions should be in harmony with the original form and character of the house': this is not.</p> <p>If the application were revised, including reducing the height of the side wall, and setting the infill addition within the</p>

Page: 1

footprint of the existing rear addition, any consent should be subject to ensuring effective measures against light pollution from any glass roof.

We have no objection to the proposed main mansard roof.

Richard Simpson FSA
Chair

Documents attached

No details entered

[About this form](#)

Issued by Contact Camden
5 Pancras Square
London N1C 4AG

Form reference 20845647

Data Protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Appendix 5 – Consultations with neighbours

Camden Council Customer feedback and enquiries Comments on a current Planning Application - Ref. 20887021

Planning Application Details

Year	2018
Number	7041
Letter	P
Planning application address	17 Edis Street

Title	Mrs.
Your First Name	Allison
Initial	
Last Name	Kemp
Organisation	
Comment Type	Comment

Postcode	Nw1 8js
Address line 1	59 Princess Road
Address line 2	LONDON
Address line 3	
Postcode	NW1 8JS

E-mail	
Confirm e-mail	
Contact number	

Your comments on the planning application

The Windows in the roof extension overlook my house unacceptably - can this be obscured glass or changed to veluxes?

The glass roof - light pollution is already an issue when the terrace light is left on (often happens for long periods) and measures are require to prevent this being a problem.

The fenestration and internal arrangements means there will be access to overlook my garden from the ground floor near addition window - can this also be obscured glass.