

Application ref: 2018/6241/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

120 Finchley Road London NW3 5HT

Proposal:

Installation of external lighting to front facade (Retrospective).

Drawing Nos: Site Location Plan E18-049 SIT000, As Existing West Elevation, As Proposed West Elevation, PH01 Photographs, Proposed Floor Plans 1-6. Dialux External lighting Calculation 01/05/2019.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The external lighting, by reason of its extent and method of illumination, is visually intrusive and incongruous on this prominent building in this part of Finchley Road, harming the appearance of the host property, the streetscene and detracting from the appearance of the area generally contrary to policies A1 (Managing the impact of development) D1 (Design) of the London Borough of Camden Local Plan 2017.
- 2 The external lighting, by reason of its extent and method of illumination, results in light spillage and glare which harms the amenity of the occupiers of St Johns Court Finchley Road, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

That the Head of Legal Services issue an Enforcement Notice under section 172 of the Town & Country Planning Act 1990 as amended, and officers be authorised in the event of non-compliance to prosecute under section 179 or appropriate power and/or take direct action under section 178 in order to secure cessation of the breach of planning control.

The Notice shall allege the following breach of planning control:

Installation of external lighting to front façade of 120 Finchley Road, NW3 5HT.

The Notice shall require that, within a period of 6 months of the Notice taking effect, the unconsented lighting shall be removed and the façade of the building shall be made good.

Reasons for Issuing the Notice:

It appears to the Council that the above breach of planning control has occurred within the last 10 years.

The unauthorised development has resulted in the unacceptable impact on residential amenity and harm to the character of the host property contrary to policies A1 and D1 of the London Borough of Camden Local Plan 2017.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment