

Application ref: 2021/0373/P  
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**Development Management**  
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Marek Wojciechowski Architects  
66-68 Margaret Street  
London  
W1W 8SR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Rear of 1-3 Britannia Street  
London  
WC1X 9BN**

Proposal:

Details of lightspill mitigation plan required by condition 19 of planning permission granted on 28/09/2020 ref: 2020/0030/P (for amendment of permission granted on 17/04/2018 ref: 2016/6356/P for Demolition of 2 storey light industrial building and redevelopment of the site including the erection of a 3 storey plus basement building to provide office and flexible gallery/office use and associated works).

Drawing Nos: Document reference 16038 dated January 2021.

The Council has considered your application and decided to grant permission

Informative(s):

#### 1 Reason for granting approval-

A lightspill mitigation plan has been submitted to discharge condition 19 which provides details of measures to be installed to prevent excessive lightspill which would disturb neighbouring residents. These measures include the approved window design, an intelligent internal lighting system and electronically controlled blackout blinds. The approved window design includes a series of narrow, angled windows to the southern elevation to prevent direct

overlooking and lightspill into the residential windows which directly face this elevation. The internal lighting system will include presence/absence detection to ensure that lights are automatically switched off when there are no occupants in the building, and to lower the lighting output when the building is being cleaned in the evenings. In addition, the system will feature a smart daylight setting which will ensure that light levels are dimmed as natural daylight levels increase.

The internal blinds are to be controlled by a photocell positioned at roof level, so that as external daylight diminishes the blinds will automatically close. The blinds themselves will be full blackout blinds and will be installed to the windows on the south and west elevations in closest proximity to neighbouring windows.

The proposals were revised to ensure the blinds are 100% blackout rather than 90%, and to install the automatic blinds to both the west and south elevations. Following these revisions, the proposed measures are considered sufficient to safeguard the amenities of adjoining residential premises and prevent harmful levels of lightspill.

One objection and two comments have been received which have been duly considered prior to determination. The site's planning history has also been taken into account when coming to this decision.

As such, the submitted details are in general accordance with Policy A1 of the Camden Local Plan 2017.

- 2 You are reminded that condition 11 (evidence of SuDs implementation) of planning permission granted on 17/04/2018 under reference 2016/6356/P is outstanding and requires details to be submitted and approved.

Details for condition 3 (detailed drawings) have been submitted and are pending determination.

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



Daniel Pope  
Chief Planning Officer