

CONSULTATION SUMMARY

Case reference number(s)

2021/0373/P

Case Officer:

Laura Hazelton

Application Address:

Rear Of 1-3 Britannia Street
London WC1X 9BN

Proposal(s)

Details of lightspill mitigation plan required by condition 19 of planning permission granted on 28/09/2020 under ref: 2020/0030/P (amendment of permission granted on 17/04/2018 under ref: 2016/6356/P) for the 'Demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storey plus basement building to provide office (B1a use) at ground, 1st and 2nd floors and flexible gallery (D1 use)/office use at basement level, and associated works'.

Representations

Consultations:	No. notified	0	No. of responses	3	No. of objections	1
					No of comments	2
					No of support	0

Summary of representations

(Officer response(s) in italics)

Two objections (from the same resident) and one comment were received from residents of Derby Lodge.

The **objection** is summarised below:

- Natural Sunlight has completely disappeared from Derby Lodge by the building of the office block. Artificial light will have adverse effect on the Heath and wellbeing of the residents and also the eco-systems and will be real nuisance to the residents.
- Privacy - Zero privacy will be the norm of Derby lodge residents as the new tenants can easily peep into the private lives of the residents.
- The new office block has no connection or similarities with the listed building of Derby lodge, it is completely out of place in design and structure.
- Environmental problems, there will be no natural air to breathe, as the office is tightly packed within the residential area of the residents.

Officer response: The objections raised relate to the principle of the development

itself which has already been approved, rather than specifically to the lightspill mitigation plan. When approached about whether there were concerns with the lightspill mitigation plan, the resident provided the following comments:

- The office has a series of windows which are directly facing the residents. The residents will have to face the influx of light from the block in almost all directions. Will have a high impact on the daily lives of residents from in terms of light pollution and privacy.
- To eradicate light nuisance maybe they can install light motion sensors both inside and outside the office block. Where possible they can direct light to illuminate target areas, may be they can fit shields and baffles to help light spill to a minimum, may be install lights where they are needed most and not overdo the lighting system.

Officer response: The proposed measures include an intelligent lighting system with absence/presence detection so that lights are only in use when the room is occupied. Lighting will also be dimmed at night when required for cleaning. Automatic blinds will be installed which are lowered when external light levels decrease and the blinds will be full blackout blinds. In addition, the proposed window design featuring angled, narrow windows will also help to prevent significant amounts of the potential light spill. These measures are considered to be sufficient to prevent harmful levels of lightspill.

The following **comment** was received:

According to the architects, the new plan will include automated 100% blackout blinds, which we think sound better than the original 90% reduction blinds (which are a bit subjective). Even someone photocopying in the evening or cleaning will have an impact on our quality of life as the building faces our windows. It is also a concern that we will not be able to have a say in who is working in these offices, with visual access into our home.

We would appreciate the office tenants and the building owners continuing to liaise with residents about the lights in case there are unforeseen issues. We would like this to be a formal process in continued CLG meetings.

The Community Liaison Officer for the Construction Working Group provided the following **comment**:

If the revised light spillage now has 100% black out blinds on both the West Facing and South Facing windows, then I fully support the light spill mitigation plan.

Recommendation:-

Grant approval