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23 November 2021

FAO: Laura Dorbeck

Our ref: LJW/NFD/AKG/AJA/J10003A

Your ref: 2020/0362/P // PP-10414030

Dear Laura,

Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Wharf, Kentish Town Road and Regents Canal, London, NW1

Re-discharge of Condition 40 (b) in relation to Planning Permission ref: 2020/0362/P

We write on behalf of our client, Stanley Sidings Limited, enclosing an application to re-discharge condition 40 (b) of planning permission ref: 2020/0362/P at the Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal, London, NW1.

Relevant Planning History

On 28 October 2020 planning permission (ref: 2020/0362/P) was granted in respect of the site for the following development:

“Variation of various conditions of planning permission dated 23/01/2013 ref: 2012/4628/P amended by planning permission dated 03/12/2018 ref. 2018/1715/P (Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road), to reflect various physical and land use amendments to the permitted scheme, to relocate cinema (Class D2) to the northern arches, provision of new family entertainment (sui generis) use in the basement of Building C, including new mezzanine floor, relocation of light industrial (Class B1c) to the basement of Building A1, loss of existing market retail (Class A1), reconfiguration of Buildings A1 and A2 roof terrace seating, variation of condition 10 (cinema plan) and conversion of four market residential units to intermediate residential units and associated works.”

This application seeks to re-discharge condition 40-part (b) of planning permission ref: 2020/0362/P. Condition 40(b) was previously discharged on 5 July 2018 under application reference: 2018/1920/P.

Since the original approval of details in respect of this condition and the opening of part of the site, the Applicant has reviewed the lighting and is now seeking to approval for an updated lighting scheme to create a safer and more welcoming environment for visitors and residents alike near Building DE, the Arches, Building A0 and canal-side. For the avoidance of doubt, the details for which this application seeks approval for relate

only to Building DE, the Arches, Building A0 and canal-side. All of the previously approved details remain the same and have been reflected in the submitted details.

Condition 40:

Condition 40 is worded as follows:

“The following community safety measures shall be installed in accordance with the details previously approved (or other such details which have been submitted to and approved in writing by the local planning authority):

- a) **CCTV strategy including details of cameras to be affixed to the external faces of the buildings and within the public realm, including their range of coverage, as approved on 05/07/2018 under reference 2018/1920/P.**
- b) **External lighting strategy including details of freestanding, fixed to the buildings, towpath wall lights and towpath ground up-lighting, as approved on 05/07/2018 under reference 2018/1920/P.**
- c) **Bench seating along towpath, as approved on 06/07/2018 under reference 2018/1989/P.**
- d) **Details of anti-graffiti-brickwork to towpath walls, as approved on 06/07/2018 under reference 2018/1989/P.**
- e) **Details of planting strategy to towpath walls, as approved on 06/07/2018 under reference 2018/1989/P.**
- f) **Details of towpath wall buttresses to prevent opportunity for hiding, as approved on 06/07/2018 under reference 2018/1989/P.**
- g) **Details of all security gates that are to close routes at night, including anti-climb measures, as approved on 06/07/2018 under reference 2018/1989/P.**
- h) **Details of all communal residential entrances being fitted with an audio visual verification access control, electronic lock release and entry phones lined to residential flats, as approved on 05/07/2018 under reference 2018/1920/P.**

The approved measures must be implemented prior to occupation of the relevant parts of the development and be thereafter retained and maintained.”

Accordingly, an updated Lighting Plan is enclosed within this application, which details the updated proposed lighting locations.

The revised lighting plan has been designed to make the Site safer and more welcoming as currently many of the towpaths and routes through the Site are dark and unwelcoming around Building DE, the Arches, Building A0 and canal-side.

The newly proposed canal-side lighting has been developed in line with the best practices corresponding to light pollution and biodiversity concerns. The proposed lighting utilises well shielded luminaires with high degree of optical control that do not emit light above the horizontal plane and employ the latest LED light sources. The lighting is proposed to be aimed downwards or concealed in architectural details. All luminaires are specified with dimmable drivers and will be adjusted to achieve a balanced environment meeting the prescribed <5lux levels of light along the bat corridor. The proposed luminaires have warm colour temperature (3000 Kelvin) light sources that do not emit ultraviolet (UV) light. This avoids potential ecological impact by ultraviolet light as it is known to attract flying insects and moths.

The proposals have been sensitively designed so that they do not cause harm to the Regent's Canal Conservation Area.

It is considered that the information provided is sufficient to satisfy this part of the condition and as such the application should be approved.

Application Documents

Accordingly, we enclose the following for your approval:

- Application forms; and
- Lighting Strategy Pack, prepared by Lighting Bureau Ltd.

The application fee of **£144** (including a £28 planning portal charge) has been paid concurrent to the submission of this application.

We look forward to your confirmation of receipt and subsequent validation of this application. In the meantime, if you have any questions or require anything further, please do not hesitate to contact Anna Gargan (020 75618 7240) or Andrew Jackson (020 3486 3734) of this office.

Yours faithfully



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