

Application ref: 2021/4961/P
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Date: 9 December 2021

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Gerald Eve LLP
72 Welbeck Street
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W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal: Details of condition 27 (lighting statement) to discharge planning permission 2018/0663/P dated 02/07/2018 (for extensive refurbishment of building and extensions to create office, retail, residential units (summary))

Drawing Nos: Covering Letter, prepared by Studio 29; Architectural Lighting to All External Areas, prepared by Studio 29; Detailed Luminaire Schedule - Exterior Lighting, prepared by Studio 29; Drawing No. 0164-201 Rev. C2 (Colonnade First Floor RCP); Drawing No. 0164-202 Rev. C2 (Colonnade Ground Floor Exterior RCP); Drawing No. 0164-203 Rev. C2 (SME Entrances First Floor Exterior RCP); Drawing No. 0164-101 Rev. B (East Elevation Hampstead Road Facade Lighting); Drawing No. 0164-102 Rev. B (South Elevation Drummond Street Facade Lighting); Drawing No. 0164-220 Rev. C2 (Exterior Terraces Level 1); Drawing No. 0164-221 Rev. C2 (Exterior Terraces Level 2); Drawing No. 0164-222 Rev. C2 (Exterior Terraces Level 3); Drawing No. 0164-223 Rev. C2 (Exterior Terraces Level 4); Drawing No. 0164-224 Rev. C2 (Exterior Terraces Level 6); Drawing No. 0164-225 Rev. C2 (Exterior Terraces Level 7); Exterior Lighting, prepared by Studio 29.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

Full details have been submitted to discharge condition 27, requiring a lighting statement showing detailed lighting (including lux levels) and proposed projections of the external areas (including the terraces). The details are similar and interrelated to those in respect of condition 3E (details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas etc.), which was discharged under 2020/4798/P dated 22/03/2021. This application includes some of those details already deemed acceptable, along with additional specific information relating to the areas specified in condition 27.

The submitted information includes all the details in accordance with the wording of the condition. Officers consider that the details submitted are sufficient to demonstrate that the details would safeguard the appearance of the premises, the character of the immediate area and the amenities of neighbouring occupiers.

No objections have been received.

As such, the proposed details are in accordance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 parts c (samples of facing materials), 5 (screening), 6 (landscaping), 14 (cycle parking), 21 and 22 (sound insulation), 23 (plant), 26 (biodiversity), 28 (solar panels), 29 (green roof), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 are outstanding and require details to be submitted and approved.

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 2021.

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