

9th December 2021

Mr Jonathan McClue
Principal Planning Officer
Planning and Built Environment
Camden Borough Council
5 Pancras Square
London N1C 4AG

Dear Mr McClue,

RE: Condition 27 Discharge - Stephenson House, 75 Hampstead Rd, London NW1 2PL

I am writing with regards to discharging Condition 27 for the exterior lighting design to Stephenson House, NW1 2PL and how it relates to Condition 3e previously discharged. Please find below information for each condition and list of relevant documents submitted for each.

The focus of Condition 3E is the façade lighting and the impact on the surrounding neighbours on Hampstead Road and Drummond Street whereas Condition 27 focuses more on the terrace lighting and impact from the lighting. For both Conditions 3e and 27, Studio 29 submitted full drawings and specifications for the exterior lighting and lux level calculations have been produced for all exterior areas.

Condition 3e was discharged on 22nd March 2021 under 2020/4798/P, which required the following:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- e) Details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas, control of access points and CCTV*

As part of the submission all exterior lighting drawings were submitted including:

0164-101 Revision B – Hampstead Road Exterior Facade
0164-102 Revision B – Drummond Street Exterior Facade
0164-201 Revision D – Main Office Entrance
0164-202 Revision D – Residential Entrance
0164-203 Revision D – SME Entrance
0164-220 Revision D – Exterior Terrace Level 1
0164-221 Revision D – Exterior Terrace Level 2
0164-222 Revision D – Exterior Terrace Level 3
0164-223 Revision D – Exterior Terrace Level 4
0164-224 Revision D – Exterior Terrace Level 5
0164-SC2 Revision C2 – Exterior Detailed Luminaire Schedule

Further to this application Studio 29 also produced a document *0164-Stephenson House Exterior Façade Planning Information Revision B 20210318* to address the queries raised by Camden Council including:

1. The impact on the existing residential windows opposite the site on both Hampstead Road and Drummond Street in particular the NEQ Building which is affordable housing and the protected living conditions of the occupiers. Evidence to show the brightness of the proposed feature exterior lighting scheme and documentation to demonstrate the light falling on existing windows of surrounding occupiers.
2. Evidence to show the brightness of the proposed lighting scheme
3. The quantity of light falling onto the adjacent building

The document addresses all the above points and focuses on lighting to the exterior façade, impact on neighbouring properties and includes, fixing locations and lux level plots to demonstrate any impact from the lighting scheme.

Following the submission and discharge of Condition 3E, Studio 29 submitted further information relating to Condition 27, which requires the following information:

Prior to occupation of the development, a lighting statement showing detailed lighting including lux and proposed projections of the external areas is required, especially for the terraces, shall be submitted to and approved in writing by the Council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

For Condition 27 Studio 29 have produced a document containing all exterior lighting; exterior terraces, exterior entrances and façade lighting which can be found within document *0164-Stephenson House Exterior Lighting Planning Information 20210906*. The information provided, particularly the façade lighting, is the same information which was previously approved as part of Condition 3E. We included all exterior lighting in the submission of Condition 27 as required in the condition wording. As requested for this condition we've produced further documentation for the terrace lighting including lux level plots to show the impact of lighting on the terraces and included more detail on the terrace lighting scheme.

As part of this submission the following drawings and schedules are included in the appendix of this document:

- 0164-101 Revision B – Hampstead Road Exterior Façade (Same revision drawing as issued for Condition 3e)
- 0164-102 Revision B – Drummond Street Exterior Façade (Same revision drawing as issued for Condition 3e)
- 0164-201 Revision C2 – Main Office Entrance (Updated revision since issued for Condition 3e)
- 0164-202 Revision C2 – Residential Entrance (Updated revision since issued for Condition 3e)
- 0164-203 Revision C2 – SME Entrance (Updated revision since issued for Condition 3e)
- 0164-220 Revision C2 – Exterior Terrace Level 1 (Updated revision since issued for Condition 3e)
- 0164-221 Revision C2 – Exterior Terrace Level 2 (Updated revision since issued for Condition 3e)
- 0164-222 Revision C2 – Exterior Terrace Level 3 (Updated revision since issued for Condition 3e)
- 0164-223 Revision C2 – Exterior Terrace Level 4 (Updated revision since issued for Condition 3e)
- 0164-224 Revision C2 – Exterior Terrace Level 6 (Updated revision since issued for Condition 3e)
- 0164-224 Revision C2 – Exterior Terrace Level 7 (Not previously submitted as part of Condition 3e)
- 0164-SC2 Revision C5 – Exterior Detailed Luminaire Schedule (Updated revision since issued for Condition 3e)

Yours Sincerely

Kathryn Mawdsley
Senior Lighting Designer