



**Canal &
River Trust**

Making life better by water

Camden Borough Council
Regeneration and Planning Development
Management
London Borough of Camden
London
WC1H 9JE

Your Ref 2021/5736/P

Our Ref CRTR-PLAN-2021-34666

16th December 2021

Dear Ms Dorbek,

Proposal: External lighting strategy required by condition 40 (part b) of planning permission reference 2020/0362/P (dated 28/10/2020) for mixed use redevelopment of the site (summary).

Location: Site at Hawley Wharf, Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, London

Waterway: Regent's Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust has no objection to the principle of lighting under this bridge, but the main issues relevant to the Trust as statutory consultee on this application are:

- a) The impact of lighting on the ecology of the Regent's Canal;
- b) The impact of the installation on heritage.

Based on the information available our substantive response, as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended), is to advise that a suitably worded **condition is necessary** to address these matters. Our advice and comments follow:

- a) The impact of lighting on the ecology of the Regent's Canal

Regarding the light spill issue, the Trust are concerned that the light spill over the water surface has not been specified, and that the ceiling will be lit without any deflection on either the down light or the ceiling light. We generally require that there should be no light spill over the water and impacts on wildlife must be mitigated i.e. low lux (<5lux) warm white spectrum lighting, and where that is not possible that the light be deflected away from the water surface and air space.

We would like to further explore if the bulbs could be changed to mitigate the impact of light disturbance on bats, to include deflectors on the down light that direct the light only to the towpath.

Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

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Our only other suggestion would be to add a red filter to the light fittings to filter the blue wave lengths that impact bats. This is becoming a more common and sustainable considerate lighting technique for wildlife – see articles below: <https://www.lighting.philips.com/main/cases/cases/parks-and-plazas/public-lighting-nieuwkoop>
<https://www.signify.com/en-gb/our-company/news/press-releases/2018/20180605-going-bats-dutch-town-is-first-in-world-to-install-bat-friendly-led-street-lights>

We would therefore suggest a condition, at the bottom of this letter, for details of the proposed bulbs to be submitted and approved by the LPA. We would request we be consulted on these details when they are submitted.

b) The impact of the installation on heritage

A number of waterway related heritage assets, both designated and non-designated, are potentially affected by the proposed lighting scheme. These include the Grade II Listed Hampstead Road Bridge, the Regent's Canal conservation area and non-listed Hawley Lock. Given the plain, contemporary style and moderate dimensions of the proposed light fittings, they are considered an improvement in quality on the previous installations and not to detract unduly from the historic character of the canal scene nor harm its special interest.

Should planning permission be granted we request that the following **condition and informatives** are appended to the decision notice:

Condition

Lighting

Prior to the installation of the development hereby permitted, full details of the proposed light fittings and the measures taken to limit the impacts of the lighting on bats, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme should be implemented in accordance with the approved details.

Reason: In the interest of ecology, security and the waterway setting.

Informatives

Code of Practice

The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).

Encroachment and works on Canal & River Trust land

The applicant/developer is advised that any oversail, encroachment or access to the Trust's land or waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates team (Bernadette.Mcnicolas@canalrivertrust.org.uk) regarding any required agreement.

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Claire McLean MRTPI

Area Planner London

Claire.McLean@canalrivertrust.org.uk

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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