



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

3rd December 2021

Ref PP-10434387
Via Planning Portal

Dear Sir / Madam,

ST GILES CIRCUS SITE INCLUDING: SITE OF 138-148 (EVEN) CHARING CROSS ROAD, 4, 6, 7, 9, 10, 20-28 (INC) DENMARK STREET, 1-6 (INC) DENMARK PLACE 52-59 (INC) ST GILES HIGH STREET, 4 FLITCROFT STREET AND 1 BOOK MEWS LONDON WC2

DISCHARGE OF CONDITION 25 – URBAN GALLERY LIGHTING REPORT

On behalf of my client, Consolidated Developments Ltd, please find enclosed an application to discharge Condition 25 as attached to planning permission 2012/6858/P.

Condition 25 states:

- 25 Prior to occupation of the urban gallery in building A a lighting report shall be submitted to and approved in writing by the Local Planning Authority detailing how the artificial lighting within the urban gallery (digital screens and any other lighting) shall not increase the pre-existing illuminance (lux levels) at adjoining and/or nearby light sensitive locations when the screens and lights are in operation.

In order to discharge this condition, please find enclosed the following document:

- Media Screen Lighting Assessment, prepared by AECOM.

This report models and simulates the artificial lighting conditions to be created by the new media screens, and reviews the proposed lighting condition variance from existing illuminance levels at adjoining and nearby sensitive locations when they are in operation. The report assesses the amount of light which will reach sensitive light receptors according to the positions for the gallery's façade louvres.. The report also assesses the differing light and output levels which will be caused when different content displayed is on the gallery's screens. In order to assess the light and output levels from this differing screen content, the report considers the likely screen performance with a White Light Output of 5%, 10% and 35%. The 35% White Light Output is considered to be the "maximum for average uses" for the screens when displaying typical content, as assessed by the screen manufacturer AOTO and based on specification from entertainment provider Outernet.

The report provides an assessment and recommendations for each louvre configuration and output brightness in terms of effects for residential windows and areas within the public realm. Recommendations focus on identifying optimal operational periods for the particular louvre configurations, while mitigation is advised for scenarios where louvre configurations and light output may be adapted to within acceptable ranges for residential windows and areas within the public realm by incorporating management strategies. Overall, the lighting impacts are considered to be controllable through a combination of louvre position, dimmed state, content planning / management of screens and the management and application of physical screening. In practice, this will take the form of

reducing outputs, selection of low impact visual content, closing louvres across exposed facades and /or using additional opaque screening for glazed areas. The report therefore sets out how the artificial lighting within the urban gallery shall not increase the pre-existing illuminance at adjoining and/or nearby light sensitive locations when the screens and lights are in operation.

I trust the enclosed is sufficient for your current purposes and I look forward to receiving confirmation that the application has been validated. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Andrew Rudlin
Planner
Iceni Projects