

Application ref: 2021/5736/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Site at Hawley Wharf
Land bounded by Chalk Farm Road
Castlehaven Road and Hawley Road
London
NW1 8RP

Proposal:

Details of 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).

Drawing Nos: Letter from Light Bureau dated 21 January 2022, cover letter dated 23 November 2021, Lighting Strategy dated November 2021.

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

Informative(s):

1 Reasons for granting approval:

Condition 40 part b required details of an external lighting strategy including details of freestanding, fixed, and towpath lights. The details were previously approved on 05/07/2018 under reference 2018/1920/P; however, the applicant is now seeking to re-discharge the condition to provide additional lighting and provide a safer, more welcoming environment near Building DE, the Arches,

Building AO and canal-side. The revisions are considered necessary as these areas appear overly dark and as such, additional lighting is being sought in these areas only. All of the previously approved lighting details for the rest of the masterplan would remain the same.

The 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 light. This avoids potential ecological impact by ultraviolet light as it is known to attract flying insects and moths.

The proposals were revised after being reviewed by The Canals and Rivers Trust (CRT) to demonstrate that there would be no light spill over the water and to confirm that the lighting curfew time would be adaptable so the lights could be dimmed at dusk. Following these amendments, the CRT confirmed that their concerns were satisfied and condition 40b can be discharged.

The proposed lighting details are also considered sufficient to ensure there would not be excessive glare or light pollution to nearby residential occupants and are acceptable in this regard,

As such, the submitted details are sufficient to discharge condition 40 (part b) and are in general accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 28/10/2020 (reference 2020/0362/P). which need details to be submitted, have been 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