

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1862/L	Camden Town CAAC	11/05/2022 09:28:44	OBJ	

The Camden Town CAAC is very concerned about the quantity and type of flood lighting that is being proposed for this building, in addition to the signage lighting (which is already large and potentially very bright).

Any lighting scheme should be sensitive to the Listed building's status and enhance its appearance. The building should not be overlit it so that it acts as an advertising beacon for the venue, nor cause night time light pollution (both for biodiversity reasons and because residents live very close by on the High Street). A CGI visual should be provided to show the effects of all of the lighting together to enable a proper judgement to be made and ensure that proposals enhance the visual appearance of the building at night and do not distract from it. NB Reinstating the poorly designed ugly ground floor lighting is not acceptable - there must be more appropriate fittings available that would not stick out from the first floor parapet which would achieve a similar function to light up the pavement around the base of the building.

Members consider that the size of the proposed signage is acceptable but are concerned, again, that light levels produced from it will be too high. Whilst the Committee would not object to the provision of small light boxes with a static image providing information about the current performance, the proposed digital screens at ground floor level could be utilised for general advertising and other non-static images at LED-level brightness which would be unsympathetic to the Listed Building and also distracting for drivers at this dangerous junction. If permission is to be given a Condition should be imposed to prevent this alternative use. We note that the large signs elsewhere state these will have static lettering/graphics and only relate to the current event - the same must be the case with the ground floor light boxes. The main sign at first floor parapet level should not be internally illuminated as that will distract from the KOKO signage above.

The proposed louvres in brickwork adjacent to those behind windows are not acceptable and must be incorporated within adjacent window framing. The generator terminal is acceptable but a Condition should be imposed to ensure it is only used occasionally, to control noise levels and to ensure that it is not diesel powered to preserve air quality.
