



Jonathan McClue
Planning Department
Camden Council
Camden Town Hall
WC1H 8ND

28 July 2022

PP-11378068

Dear Jonathan,

256 GRAY'S INN ROAD, WC1X 8LD – DISCHARGE OF CONDITION 28 OF PLANNING PERMISSION 2020/5791/P.

On behalf of our client, University College London, we are pleased to enclose an application seeking the partial discharge of condition 28 of planning permission 2020/5791/P, dated 21 June 2021 relating to Plot 1.

In addition to this covering letter, the application comprises:

- Completed and signed planning application form, prepared by WSP;
- External Lighting Lux Plot plan, prepared by Michael J Lonsdale Ltd (Drawing ref: BEMP-MJL-P1-00-DR-E-630-1011 P03);
- Internal Public Area Lighting Lux Plot plan, prepared by Michael J Lonsdale Ltd (Drawing ref: BEMP-MJL-P1-00-DR-E-630-1012 P01); and
- Technical Submittal Form, prepared by Michael J Lonsdale Ltd, (Drawing ref: BEMP-MJL-P1-XX-TS-E-00-0027).

The requisite planning application fee of £116 has been paid directly to The London Borough of Camden Council via Planning Portal

Background

Planning permission (LPA Ref. 2020/5791/P) was granted for:

Variation of Condition 2 (Approved Plans) granted under Planning Application reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace); CHANGES include rear and front extensions to the basement of Plot 1; significant extension of the Plot 3 basement at both level B1 and level B2 to provide two lecture theatres (net additional 852sqm GIA floorspace); additional plant and servicing equipment.

Discharge of Condition 28

Prior to commencement of above ground works for each Plot/Phase, a lighting strategy for all areas of external artificial

lighting shall be submitted to and approved in writing by the local planning authority. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes for the Reduction of Obtrusive Light'. Details should also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Such strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties, maintainability, whole life cost and energy use and impact on the adjacent Sites of Important Nature Conservation. Details of any lighting on the northern elevation of Plot 1 shall be worked up in consultation with the Calthorpe Community Garden.

The details shall include the following:

- a. lighting to the route and circulation areas in the public realm*
- b. external elevations of buildings including entrances and any architectural lighting*
- c. lighting within all publically accessible areas of the ground floors of each building*
- d. incorporation of measures to take account of the foraging and roosting habitat for bats by referencing Bat Conservation Guidelines*

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.



The submitted External Lighting Lux Plot and Internal Public Area Lighting Lux Plot plans, together with the Technical Submittal Form, all prepared by Michael J Lonsdale Ltd satisfy the requirements set out in Condition 28 and provide full details in respect of a lighting strategy.

Yours sincerely,

A handwritten signature in black ink that reads "Anil Fermahan". The signature is written in a cursive style with a large initial 'A'.

Anil Fermahan

AF/SR