

Application ref: 2022/0130/P  
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Date: 28 November 2022

**Development Management**  
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Tetra Tech Planning  
11th Floor, 1 Angel Court  
London  
EC2R 7HJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**156 West End Lane  
London  
NW6 1SD**

Proposal:

Lighting strategy required by condition 11 of planning permission 2019/4140/P (dated 14th July 2021) which itself varied planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys (summary).

Drawing Nos: External Lighting Report by FHP dated 17th November 2022

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

Informative(s):

#### 1 Reasons for granting permission

Condition 11 required a lighting strategy to be submitted for approval which provides details of all external lighting fixtures and fittings, demonstrating how their design, location and specification has taken account of community safety & security, reducing light spillage to neighbouring properties, trees and lines of vegetation, and nearby signalling apparatus and/or train drivers vision on

approaching trains.

A lighting strategy was submitted to discharge condition 11. Concerns were initially raised by the Council's Nature Conservation Officer as the lighting specification was not compliant with the Council's Amenity CPG which requires 'dark sky compliant' lighting which requires sub 3000K lighting to reduce the impact on wildlife and people. The proposals were revised to incorporate this request and the Nature Conservation Officer has subsequently confirmed the details are acceptable.

The Met Police Designing Out Crime (DOC) Officer was consulted and initially raised objections regarding the quality of the lighting proposals, the lack of assessment of impacts to the railway, and the brightness of the lighting. It is acknowledged that the site is a challenging one due to the competing constraints - the need to reduce glare and excessive illumination for ecological reasons and to protect the adjacent railway, whilst recognising the historic issues along Potteries Path concerning drugs and antisocial behaviour. The applicant has sought to address both sets of competing concerns as far as is possible in their revised proposals, and the DOC Officer has confirmed that the revised lighting proposals will provide adequate illumination for these areas of concern and that the condition can be discharged.

When consulted on the revised proposals, Network Rail confirmed they had no objection to the discharge of the condition.

The full impact of the proposed development has already been assessed.

As such, the submitted details are sufficient to safeguard the appearance of the premises and the character of the immediate area, to ensure community safety and to conserve biodiversity by minimising light pollution in accordance with the requirements of policies A1 (Managing the impact of development), and A3 (Biodiversity) and D1 (Design) of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (part a - shopfront details), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2)), 24 (evidence of water use), 25 (details of PV panels), 26 (land contamination Validation or Verification Statement), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 39 (odour mitigation details), and 44 (cycle parking details) of planning permission 2019/4140/P dated 14th July 2021 are outstanding and require details to be submitted and approved.


Details have been submitted for conditions 3 (proposed slab levels), 5 (part e - play areas), 11 (lighting strategy), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 28 (details of non-residential space split), and 35 (building vibration details) and are under consideration.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer