

Officer Report

Application Number:	HGY/2024/0545
Application Type:	Full planning permission
Address:	Wood Green Crown Court, Lordship Lane, Wood Green, London, N22 5LF
Proposal:	Installation, reconfiguration and replacement of external lighting.
Case Officer:	Eunice Huang
Valid Date:	29/02/2024
Applicant:	4
Agent:	Sarvakam Singh Dylan Kerai

RECOMMENDATION

Approve with Conditions

CONSULTATION RESPONSE

LBH Lighting Engineer – No objections but it is suggested that reference C is mounted at a zero degrees to prevent any upward light distribution.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters. No representations were received.

REASONS FOR GRANTING PERMISSION

This is an application for installation, reconfiguration and replacement of external lighting.

The proposal relates to the grounds of Wood Green Crown Court, which is located on the northern side of Lordship Lane. Residential development is located to the north, south, west and east of the site. The site is not in a conservation area nor in the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision:

- HGY/2002/1208 - Erection of an open shelter with a perspex roof – Approved with Conditions 15/10/2002.
- HGY/2000/1269 - Circular 18/84. Erection of new brick wall to perimeter the site, Installation of new security gate and CCTV wall mounted camera. (Noisy disruptive construction work will not be permitted from 10:00am until 4:00pm, Mondays to Fridays when the court is in session) - No Objections 09/10/2000.

- HGY/1996/0202 - Erection of car park barrier (Circ 18/84) – No Objections 26/3/1996.
- HGY/1992/1343 - Installation of handrails to existing ramp and other facilities for people with disabilities (Circ 18/84) – Unknown 15/12/1992.
- HGY/1992/0079 - Outline application for the erection of an extension to the existing Crown Courts and provision of associated parking (Circular 18/84) – Unknown 09/3/1992.

Local Plan Policy SP11 requires development to enhance and enrich Haringey's built environment while DPD Policy DM1 also requires development proposals to respect their surroundings.

The replacement lighting includes wall mounted, bollard, ground mounted, column mounted and recess mounted luminaires, which will light up pedestrian paths and car park areas. The applicant's cover letter highlights that the proposal retains the existing positions of the existing wall lights at the rear of the building and within car park area. There are also some existing lighting columns to the back of the building which will be retained, and the luminaires will be replaced with new ones. The external lighting installed to the front of the building is to be replaced with new LED lamps as the existing lamps are broken and not functioning. The proposed development clearly relates to the established function and use of the site and would not affect its appearance.

The NPPF explains that by encouraging good design this should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The application includes a Luminaire Schedule, Light Contour Plans, Lux Calculation Summary and Specific Notes on the External Lighting Layout drawing. No objections have been raised by the Council's Principal Lighting Engineer, although it was suggested that reference C is mounted at zero degrees to prevent any upward light distribution. There are two reference C fixtures, which are ground mounted at 0.5m height. Both these luminaires are angled towards the multi-storey Crown Court building, and would not have an adverse direct impact on neighbouring residential properties.

The Ecology Report prepared by Greengage notes that the proposed lighting is in accordance with BCT/ILP guidance, uses warm white luminaires and is designed to minimise light spill on green space. This report concludes that due to the limited ecological value of the site and immediate surroundings, and the sensitive design to be implemented, the impacts on local bat populations and other nocturnal fauna are considered to be negligible.

For the reasons outlined above the works here are considered acceptable and will not affect the amenity of neighbouring occupiers or local wildlife.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions.

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 3 The lighting shall be installed fully and thereafter maintained in accordance with the lux levels shown within Drawing No. W.001422-RED-XX-XX-DR-E-2300, unless alternative lux levels are submitted to and approved in writing by the local planning authority.

Reason: In the interests of safeguarding the residential amenity of nearby dwellings.

Informatives:**INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.