RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

20 February 2023

Murray Mews
Camden
London
NW1 9RJ

RICS
Regulated by RICS

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APPENDICES

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Paul Stuart Ltd to undertake a daylight and sunlight assessment of the proposed development at Murray Mews, Camden, London NW1 9RJ.

1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.

1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 3 & 5 St Augustines Road, 50 to 52 Camden Square and 6 Murray Mews.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests for the proposed scheme. Appendix 4 gives the numerical results of the various daylight and sunlight tests for the consented scheme compared to the proposed scheme.

1.1.5 All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests for both the proposed scheme and the consented scheme. The development also passes the BRE overshadowing to gardens and open spaces test.

1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Tasou Associates

EX.01	Existing Site Plan	Rev -
PP.01	Proposed Lower Ground Floor	Rev -
PP.02	Proposed Upper Ground Floor	Rev A
PP.03	Proposed First Floor	Rev -
PP.04	Proposed Second Floor	Rev -
PP.05	Front Elevation	Rev A
PP.06	Section AA	Rev A
PP.07	Section BB	Rev -
PP.08	Section CC	Rev -
PP.09	Rear Elevation	Rev A
PP.10	Railway Elevation	Rev A
PP.00	Site Location Plan	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

3 St Augustines Road:

PP.01	Proposed Lower Ground Floor and Ground Floor Plan	Rev -
PP.02	Proposed First Floor and Second Floor Plan	Rev -
PP.03	Proposed Third Floor and Roof Plan	Rev -

5 St Augustines Road:

05/03	Proposed Plans	Rev -
05/04	Proposed Plans	Rev -

50 to 52 Camden Square:

1120_X102	Existing First Floor Plan	Rev P1
1120_D104	Proposed Third Floor Demolition	Rev P1

6 Murray Mews:

015.11	Ground Floor Plan - Proposed	Rev -
015.12	First Floor Plan - Proposed	Rev -
015.13(P)	Second Floor Plan - Proposed	Rev A(P)

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they

would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 3 & 5 St Augustines Road, 50 to 52 Camden Square and 6 Murray Mews.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results for the proposed scheme. Appendix 4 lists the detailed numerical daylight and sunlight test results for the consented scheme compared to the proposed scheme.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Consented Scheme

4.5.1 We note that planning permission for a similar scheme has already been granted for this site. The results show that the consented scheme also passes the BRE daylight

and sunlight recommendations. When comparing the consented scheme to the proposed scheme (see appendix 4), the proposed scheme results have marginal improvements in daylight at 6 Murray Mews, whereas the consented scheme results are marginally better at 3 St Augustines Road and 50 to 52 Camden Square.

4.6 Conclusion

4.6.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 30 May 2022. We have not had access to neighbouring properties.

5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

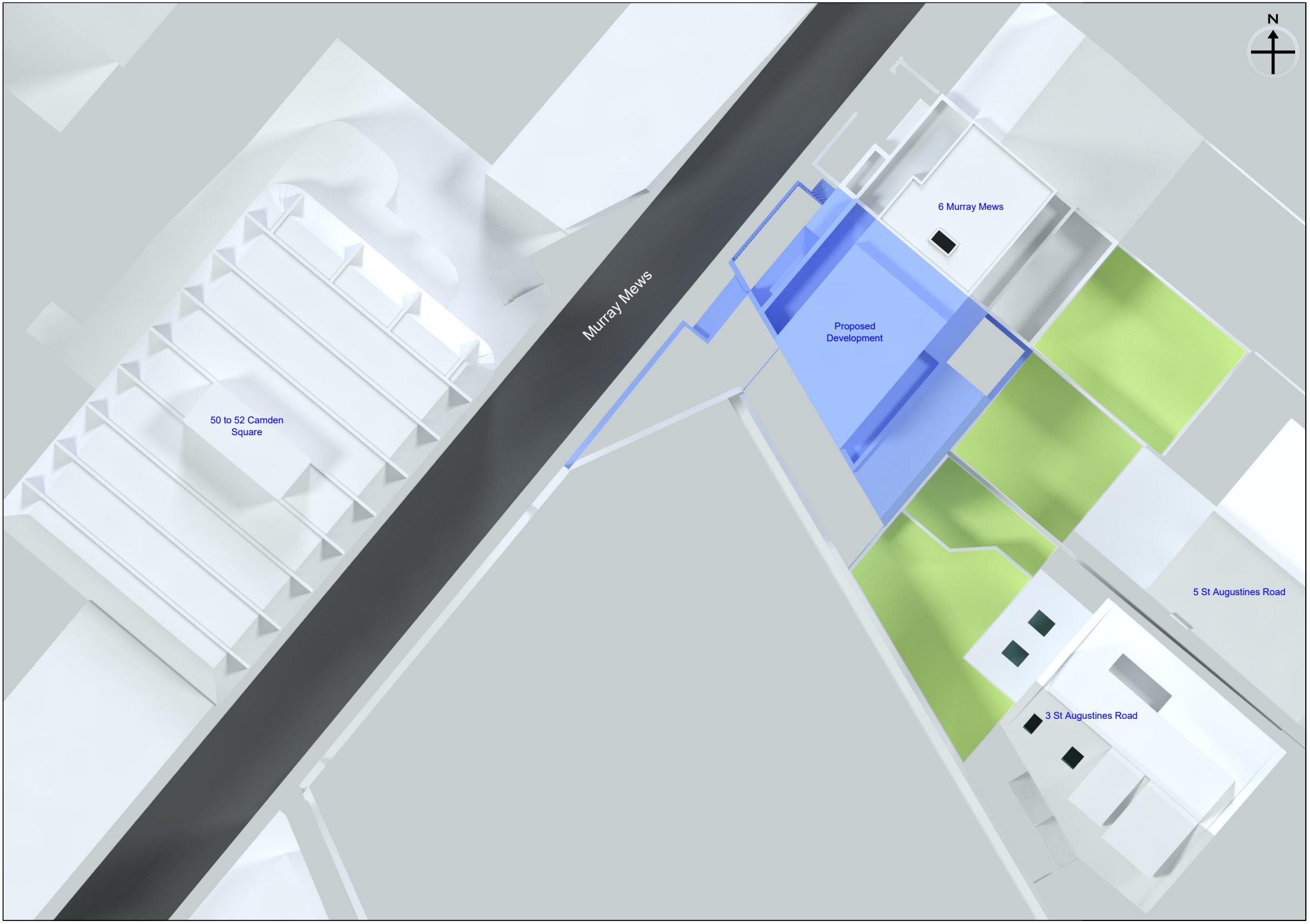
5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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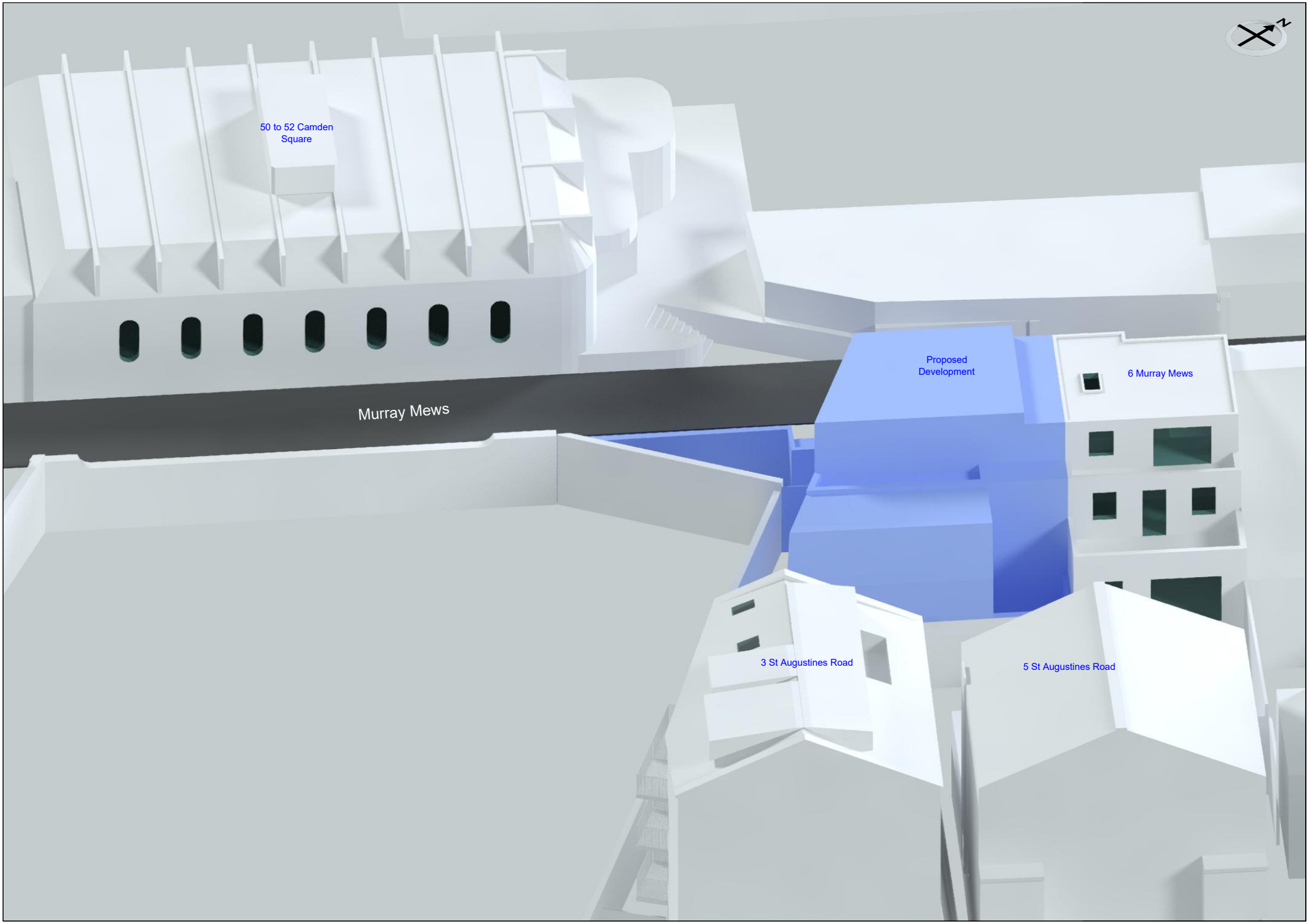
Murray Mews
6 Murray Mews
Proposed Development
50 to 52 Camden Square
5 St Augustines Road
3 St Augustines Road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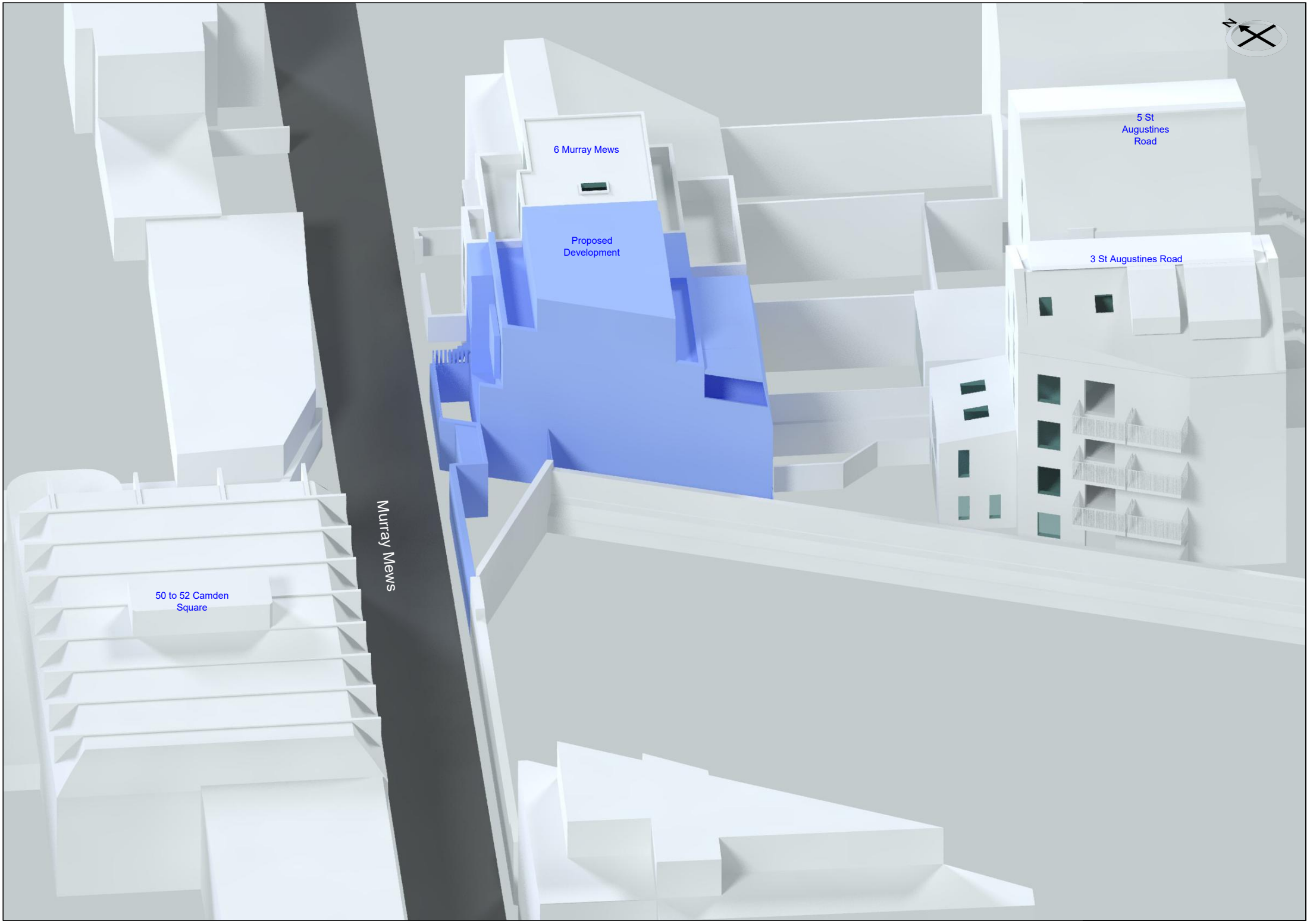
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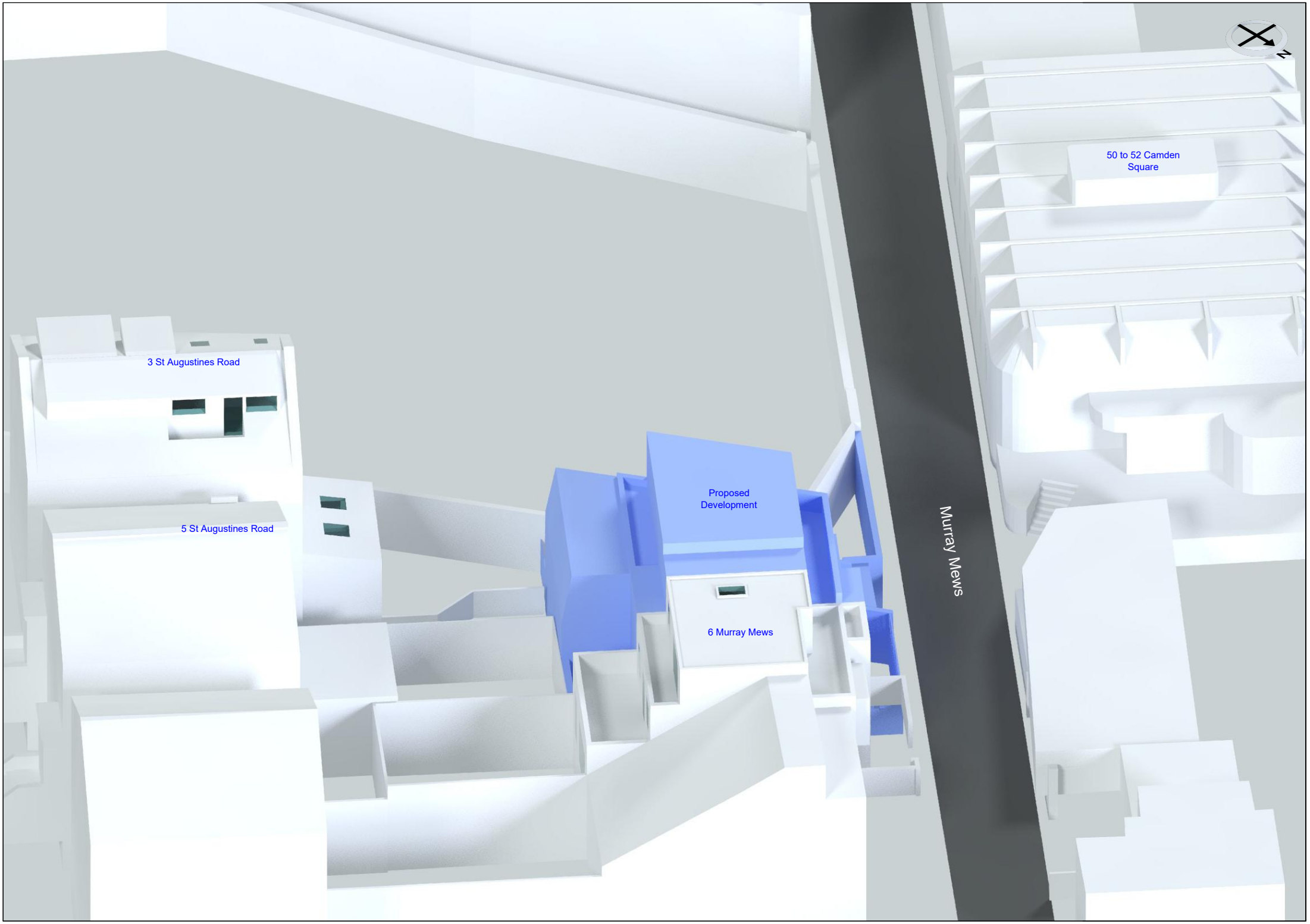
Murray Mews
50 to 52 Camden Square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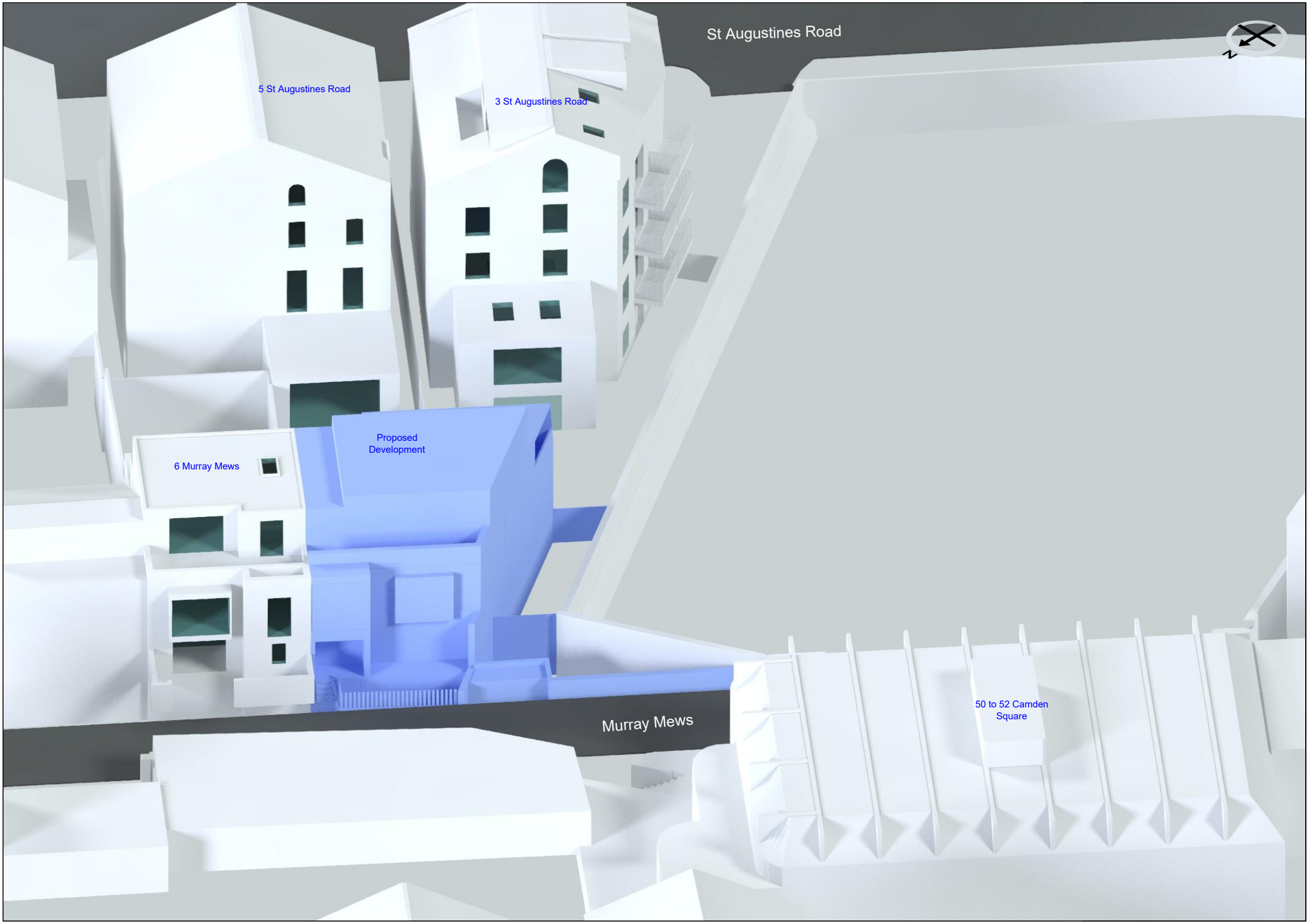
Murray Mews
50 to 52 Camden Square

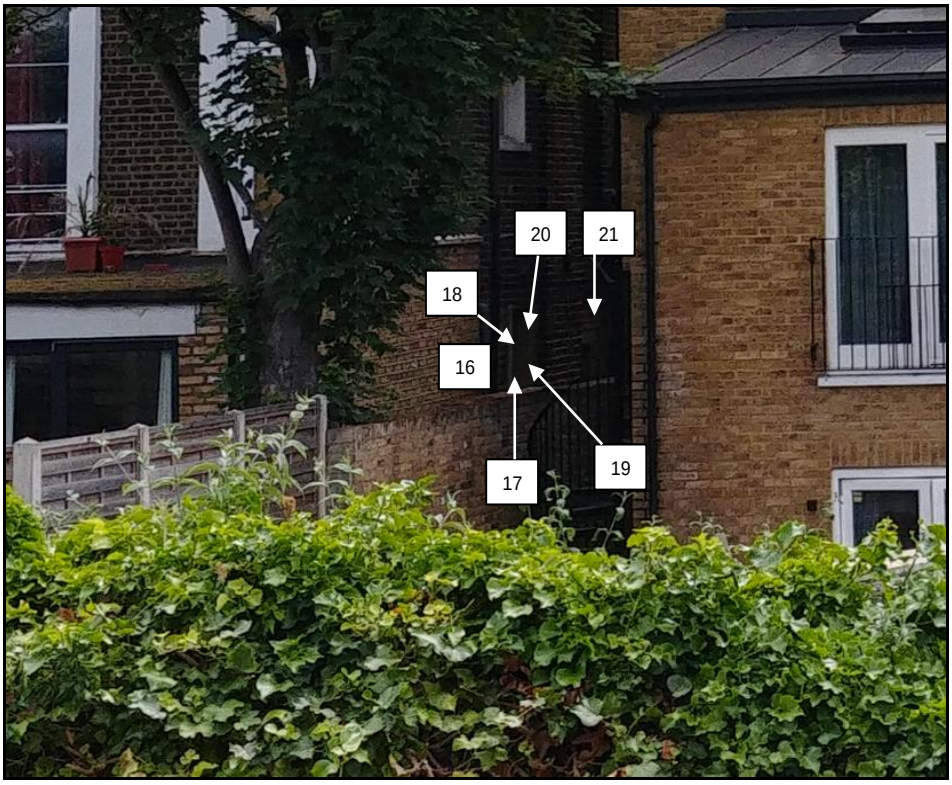

St Augustines Road
5 St Augustines Road
3 St Augustines Road
Proposed
Development
6 Murray Mews
Murray Mews
50 to 52 Camden
Square

Neighbouring Windows

6 Murray Mews

6 Murray Mews

5 St Augustine's Road



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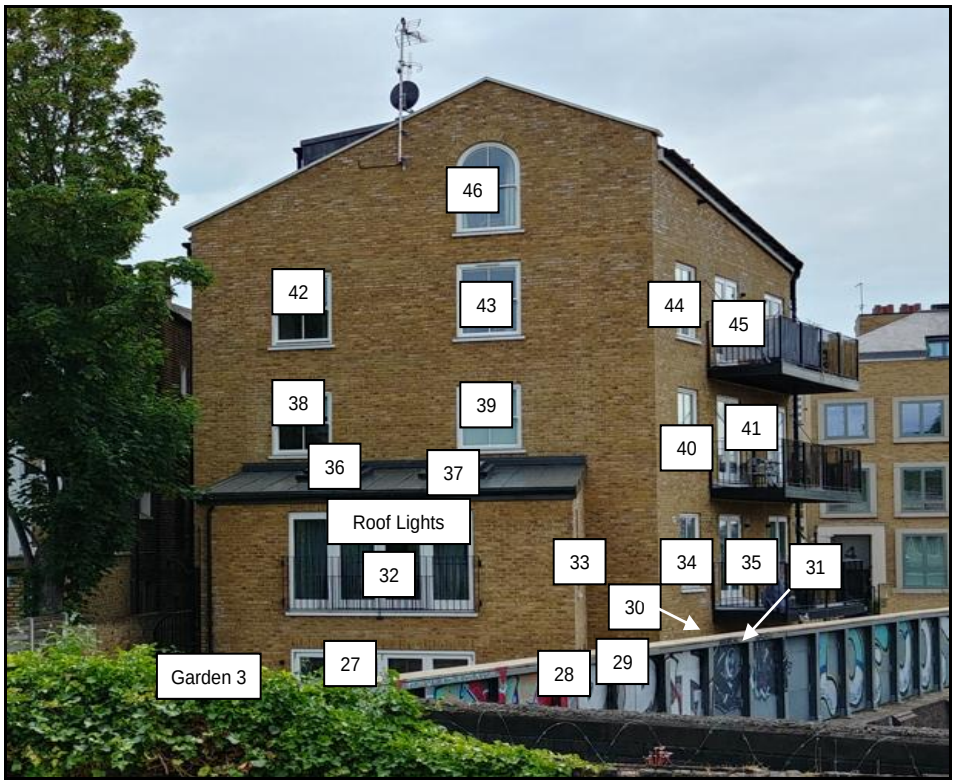

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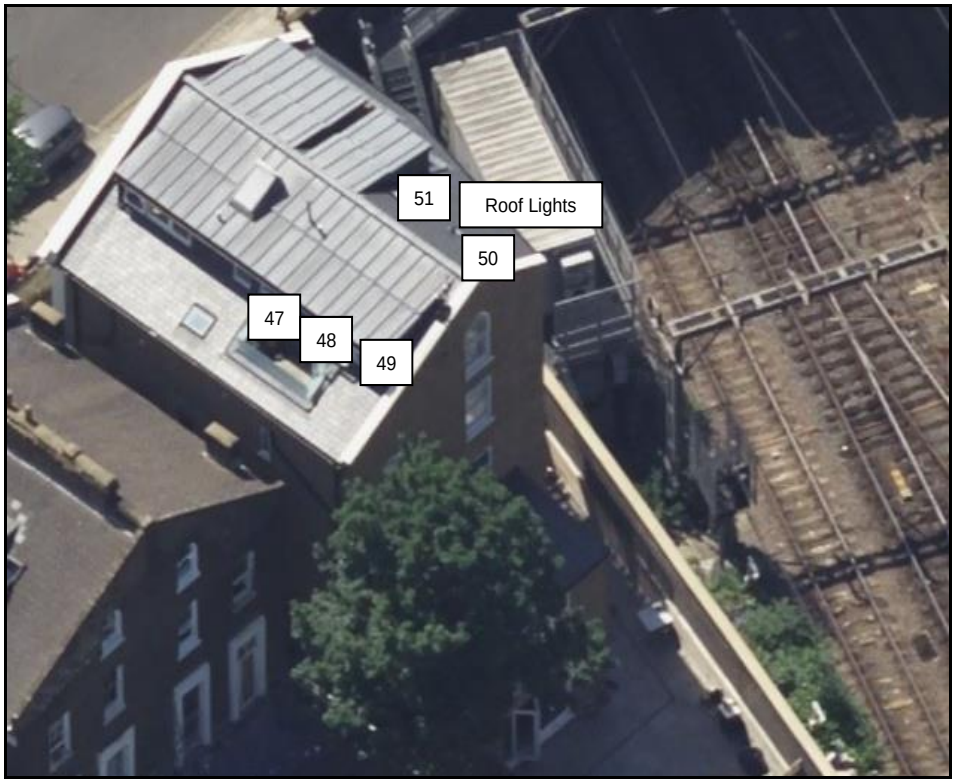

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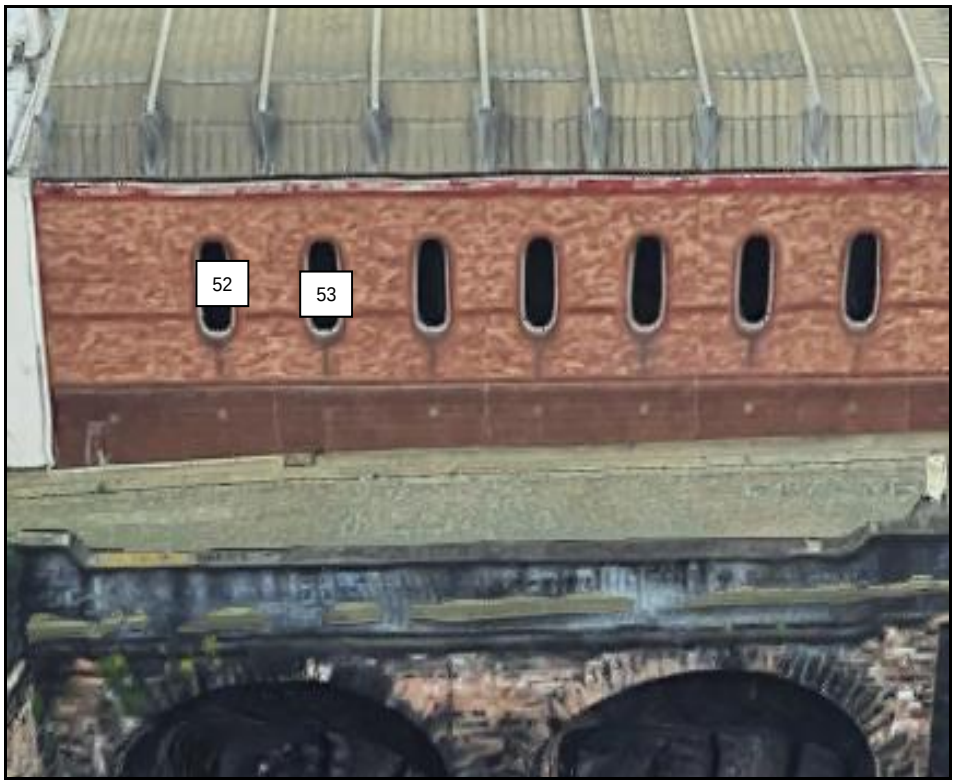


50 to 52 Camden Square

50 to 52 Camden Square

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS (PROPOSED SCHEME)

Appendix 2 - Vertical Sky Component
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
6 Murray Mews					
Ground Floor					
Window 1	Studio	1.8%	1.8%	0.0%	1.0
Window 2	Bathroom/WC	34.1%	34.1%	0.0%	1.0
Window 3	Living/Dining/Kitchen	23.5%	23.5%	0.0%	1.0
Window 4	Living/Dining/Kitchen	23.9%	23.9%	0.0%	1.0
First Floor					
Window 5	Bedroom	36.8%	36.8%	0.0%	1.0
Window 6	Bedroom	37.0%	37.0%	0.0%	1.0
Window 7	Bathroom/WC	31.1%	30.6%	0.5%	0.98
Window 8	Bedroom	31.1%	30.9%	0.2%	0.99
Window 9	Bedroom	31.7%	31.6%	0.1%	1.0
Second Floor					
Window 10	Bedroom	38.4%	38.4%	0.0%	1.0
Window 11	Bathroom/WC	38.7%	38.7%	0.0%	1.0
Window 12	Staircase	99.8%	99.4%	0.4%	1.0
Window 13	Storage	34.9%	34.9%	0.0%	1.0
Window 14	Study	35.5%	35.5%	0.0%	1.0
5 St Augustines Road					
Ground Floor					
Window 15	Living/Dining/Kitchen	30.7%	24.8%	5.9%	0.81
Window 16	Bedroom	2.7%	2.4%	0.3%	0.89
Window 17	Hallway	1.4%	1.3%	0.1%	0.93
Window 18	Hallway	1.8%	1.7%	0.1%	0.94
Window 19	Hallway	1.3%	1.2%	0.1%	0.92
Window 20	Hallway	1.7%	1.6%	0.1%	0.94
Window 21	Bedroom	1.5%	1.4%	0.1%	0.93
First Floor					
Window 22	Bedroom	35.8%	34.0%	1.8%	0.95
Window 23	Bedroom	35.1%	33.2%	1.9%	0.95
Second Floor					
Window 24	Bedroom	38.5%	38.1%	0.4%	0.99
Window 25	Bathroom/WC	37.8%	37.4%	0.4%	0.99
Third Floor					
Window 26	Bedroom	39.4%	39.4%	0.0%	1.0
3 St Augustines Road					
Lower Ground Floor					
Window 27	Living/Dining/Kitchen	32.3%	26.7%	5.6%	0.83

Appendix 2 - Vertical Sky Component
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 28	Living/Dining/Kitchen	27.2%	27.2%	0.0%	1.0
Window 29	Living/Dining/Kitchen	24.6%	24.6%	0.0%	1.0
Window 30	Bedroom	25.1%	25.1%	0.0%	1.0
Window 31	Bedroom	8.1%	8.1%	0.0%	1.0
Ground Floor					
Window 32	Living/Dining/Kitchen	35.3%	31.5%	3.8%	0.89
Window 33	Living/Dining/Kitchen	34.6%	34.6%	0.0%	1.0
Window 34	Living/Dining/Kitchen	64.6%	64.0%	0.6%	0.99
Window 35	Living/Dining/Kitchen	65.3%	64.8%	0.5%	0.99
Window 36	Bedroom	33.9%	33.9%	0.0%	1.0
Window 37	Bedroom	16.8%	16.8%	0.0%	1.0
First Floor					
Window 38	Bedroom	37.7%	36.5%	1.2%	0.97
Window 39	Living/Dining/Kitchen	37.8%	36.8%	1.0%	0.97
Window 40	Living/Dining/Kitchen	35.8%	35.8%	0.0%	1.0
Window 41	Living/Dining/Kitchen	23.6%	23.6%	0.0%	1.0
Second Floor					
Window 42	Bedroom	39.1%	38.9%	0.2%	0.99
Window 43	Living/Dining/Kitchen	39.1%	38.9%	0.2%	0.99
Window 44	Living/Dining/Kitchen	39.1%	39.1%	0.0%	1.0
Window 45	Living/Dining/Kitchen	39.1%	39.1%	0.0%	1.0
Third Floor					
Window 46	Bathroom/WC	38.9%	38.9%	0.0%	1.0
Window 47	Bedroom	34.4%	34.4%	0.0%	1.0
Window 48	Bedroom	39.0%	39.0%	0.0%	1.0
Window 49	Bedroom	39.5%	39.5%	0.0%	1.0
Window 50	Bathroom/WC	93.4%	93.4%	0.0%	1.0
Window 51	Bedroom	91.0%	91.0%	0.0%	1.0
50 to 52 Camden Square					
First Floor					
Window 52	Hall	35.1%	35.0%	0.1%	1.0
Window 53	Hall	35.7%	35.5%	0.2%	0.99
Window 54	Hall	36.0%	35.8%	0.2%	0.99
Window 55	Hall	36.2%	35.9%	0.3%	0.99
Window 56	Hall	36.2%	35.8%	0.4%	0.99
Window 57	Hall	36.2%	35.6%	0.6%	0.98
Window 58	Hall	36.1%	35.3%	0.8%	0.98

Appendix 2 - Daylight Distribution
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
6 Murray Mews					
Ground Floor					
Window 1	Studio	100%	100%	0.0%	1.0
Window 2	Bathroom/WC	70%	70%	0.0%	1.0
Windows 3 & 4	Living/Dining/Kitchen	89%	89%	0.0%	1.0
First Floor					
Window 5	Bedroom	99%	99%	0.0%	1.0
Window 6	Bedroom	99%	99%	0.0%	1.0
Window 7	Bathroom/WC	91%	91%	0.0%	1.0
Windows 8 & 9	Bedroom	98%	98%	0.0%	1.0
Second Floor					
Window 10	Bedroom	99%	99%	0.0%	1.0
Window 11	Bathroom/WC	97%	97%	0.0%	1.0
Window 12	Staircase	100%	100%	0.0%	1.0
Window 13	Storage	94%	94%	0.0%	1.0
Window 14	Study	99%	99%	0.0%	1.0
5 St Augustines Road					
Ground Floor					
Window 15	Living/Dining/Kitchen	83%	71%	12.0%	0.86
Window 16	Bedroom	3%	3%	0.0%	1.0
Windows 17 to 20	Hallway	0.0%	0.0%	0.0%	1.0
Window 21	Bedroom	0.0%	0.0%	0.0%	1.0
First Floor					
Window 22	Bedroom	97%	97%	0.0%	1.0
Window 23	Bedroom	97%	97%	0.0%	1.0
Second Floor					
Window 24	Bedroom	96%	96%	0.0%	1.0
Window 25	Bathroom/WC	92%	92%	0.0%	1.0
Third Floor					
Window 26	Bedroom	96%	96%	0.0%	1.0
3 St Augustines Road					
Lower Ground Floor					
Windows 27 to 29	Living/Dining/Kitchen	95%	92%	3.0%	0.97
Window 30	Bedroom	99%	99%	0.0%	1.0
Window 31	Bedroom	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Ground Floor					
Windows 32 to 35	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 36	Bedroom	99%	99%	0.0%	1.0
Window 37	Bedroom	98%	98%	0.0%	1.0
First Floor					
Window 38	Bedroom	96%	96%	0.0%	1.0
Windows 39 to 41	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Second Floor					
Window 42	Bedroom	96%	96%	0.0%	1.0
Windows 43 to 45	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Third Floor					
Window 46	Bathroom/WC	52%	52%	0.0%	1.0
Windows 47 to 49	Bedroom	97%	97%	0.0%	1.0
Window 50	Bathroom/WC	100%	100%	0.0%	1.0
Window 51	Bedroom	98%	98%	0.0%	1.0
50 to 52 Camden Square					
First Floor					
Windows 52 to 58	Hall	99%	99%	0.0%	1.0

Appendix 2 - Sunlight to Windows
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
6 Murray Mews									
Ground Floor									
Window 3	Living/Dining/Kitchen	50%	50%	0%	1.0	13%	13%	0%	1.0
Window 4	Living/Dining/Kitchen	49%	49%	0%	1.0	10%	10%	0%	1.0
First Floor									
Window 7	Bathroom/WC	64%	63%	1%	0.98	18%	17%	1%	0.94
Window 8	Bedroom	62%	61%	1%	0.98	18%	17%	1%	0.94
Window 9	Bedroom	62%	62%	0%	1.0	18%	18%	0%	1.0
Second Floor									
Window 12	Staircase	99%	96%	3%	0.97	29%	26%	3%	0.9
Window 13	Storage	69%	69%	0%	1.0	23%	23%	0%	1.0
Window 14	Study	70%	70%	0%	1.0	24%	24%	0%	1.0
5 St Augustines Road									
Ground Floor									
Window 16	Bedroom	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 17	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 18	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 19	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 20	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 21	Bedroom	6%	6%	0%	1.0	2%	2%	0%	1.0
3 St Augustines Road									
Lower Ground Floor									
Window 28	Living/Dining/Kitchen	48%	48%	0%	1.0	13%	13%	0%	1.0
Window 29	Living/Dining/Kitchen	42%	42%	0%	1.0	10%	10%	0%	1.0
Window 30	Bedroom	31%	31%	0%	1.0	5%	5%	0%	1.0
Window 31	Bedroom	12%	12%	0%	1.0	5%	5%	0%	1.0
Ground Floor									
Window 33	Living/Dining/Kitchen	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 36	Bedroom	47%	47%	0%	1.0	13%	13%	0%	1.0

Appendix 2 - Sunlight to Windows
Murray Mews, Camden, London NW1 9RJ

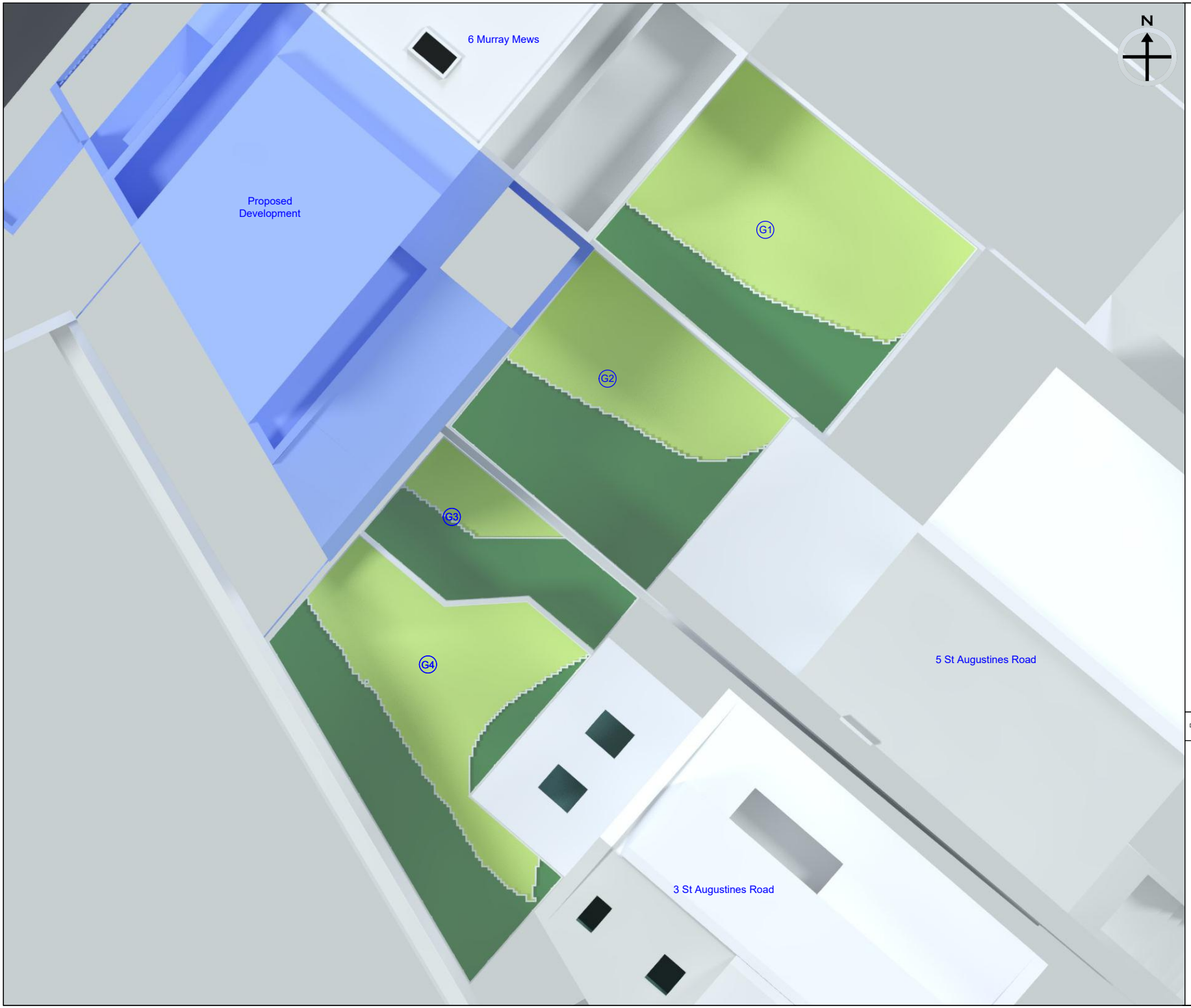
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 37	Bedroom	22%	22%	0%	1.0	10%	10%	0%	1.0
First Floor									
Window 40	Living/Dining/Kitchen	50%	50%	0%	1.0	13%	13%	0%	1.0
Window 41	Living/Dining/Kitchen	35%	35%	0%	1.0	16%	16%	0%	1.0
Second Floor									
Window 44	Living/Dining/Kitchen	64%	64%	0%	1.0	23%	23%	0%	1.0
Window 45	Living/Dining/Kitchen	64%	64%	0%	1.0	23%	23%	0%	1.0
Third Floor									
Window 50	Bathroom/WC	94%	94%	0%	1.0	28%	28%	0%	1.0
Window 51	Bedroom	83%	83%	0%	1.0	21%	21%	0%	1.0
50 to 52 Camden Square									
First Floor									
Window 52	Hall	65%	65%	0%	1.0	20%	20%	0%	1.0
Window 53	Hall	66%	66%	0%	1.0	21%	21%	0%	1.0
Window 54	Hall	67%	67%	0%	1.0	22%	22%	0%	1.0
Window 55	Hall	66%	66%	0%	1.0	21%	21%	0%	1.0
Window 56	Hall	67%	66%	1%	0.99	22%	22%	0%	1.0
Window 57	Hall	67%	66%	1%	0.99	22%	22%	0%	1.0
Window 58	Hall	67%	64%	3%	0.96	22%	22%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
Murray Mews, Camden, London NW1 9RJ

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
6 Murray Mews												
Ground Floor												
Garden 1	71.52	m2	50.11	m2	70%	50.11	m2	70%	0.0	m2	0%	1.0
5 St Augustines Road												
Ground Floor												
Garden 2	58.62	m2	28.36	m2	48%	28.36	m2	48%	0.0	m2	0%	1.0
3 St Augustines Road												
Lower Ground Floor												
Garden 3	25.29	m2	7.4	m2	29%	7.41	m2	29%	-0.01	m2	0%	1.0
Garden 4	68.2	m2	36.47	m2	53%	36.47	m2	53%	0.0	m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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APPENDIX 4

DAYLIGHT AND SUNLIGHT RESULTS (CONSENTED V PROPOSED SCHEME)

Appendix 4 - Vertical Sky Component
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Vertical Sky Component			
		Consented	Proposed	Loss	Ratio
6 Murray Mews					
Ground Floor					
Window 1	Studio	1.8%	1.8%	0.0%	1.0
Window 2	Bathroom/WC	34.1%	34.1%	0.0%	1.0
Window 3	Living/Dining/Kitchen	23.5%	23.5%	0.0%	1.0
Window 4	Living/Dining/Kitchen	23.9%	23.9%	0.0%	1.0
First Floor					
Window 5	Bedroom	36.8%	36.8%	0.0%	1.0
Window 6	Bedroom	37.0%	37.0%	0.0%	1.0
Window 7	Bathroom/WC	28.8%	30.6%	-1.8%	1.06
Window 8	Bedroom	30.3%	30.9%	-0.6%	1.02
Window 9	Bedroom	31.4%	31.6%	-0.2%	1.01
Second Floor					
Window 10	Bedroom	38.4%	38.4%	0.0%	1.0
Window 11	Bathroom/WC	38.7%	38.7%	0.0%	1.0
Window 12	Staircase	99.8%	99.4%	0.4%	1.0
Window 13	Storage	34.9%	34.9%	0.0%	1.0
Window 14	Study	35.5%	35.5%	0.0%	1.0
5 St Augustines Road					
Ground Floor					
Window 15	Living/Dining/Kitchen	24.8%	24.8%	0.0%	1.0
Window 16	Bedroom	2.6%	2.4%	0.2%	0.92
Window 17	Hallway	1.3%	1.3%	0.0%	1.0
Window 18	Hallway	1.8%	1.7%	0.1%	0.94
Window 19	Hallway	1.3%	1.2%	0.1%	0.92
Window 20	Hallway	1.7%	1.6%	0.1%	0.94
Window 21	Bedroom	1.5%	1.4%	0.1%	0.93
First Floor					
Window 22	Bedroom	35.1%	34.0%	1.1%	0.97
Window 23	Bedroom	34.4%	33.2%	1.2%	0.97

Appendix 4 - Vertical Sky Component
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Vertical Sky Component			
		Consented	Proposed	Loss	Ratio
Second Floor					
Window 24	Bedroom	38.5%	38.1%	0.4%	0.99
Window 25	Bathroom/WC	37.8%	37.4%	0.4%	0.99
Third Floor					
Window 26	Bedroom	39.4%	39.4%	0.0%	1.0
3 St Augustines Road					
Lower Ground Floor					
Window 27	Living/Dining/Kitchen	28.9%	26.7%	2.2%	0.92
Window 28	Living/Dining/Kitchen	27.2%	27.2%	0.0%	1.0
Window 29	Living/Dining/Kitchen	24.6%	24.6%	0.0%	1.0
Window 30	Bedroom	25.1%	25.1%	0.0%	1.0
Window 31	Bedroom	8.1%	8.1%	0.0%	1.0
Ground Floor					
Window 32	Living/Dining/Kitchen	33.4%	31.5%	1.9%	0.94
Window 33	Living/Dining/Kitchen	34.6%	34.6%	0.0%	1.0
Window 34	Living/Dining/Kitchen	64.4%	64.0%	0.4%	0.99
Window 35	Living/Dining/Kitchen	65.2%	64.8%	0.4%	0.99
Window 36	Bedroom	33.9%	33.9%	0.0%	1.0
Window 37	Bedroom	16.8%	16.8%	0.0%	1.0
First Floor					
Window 38	Bedroom	37.5%	36.5%	1.0%	0.97
Window 39	Living/Dining/Kitchen	37.6%	36.8%	0.8%	0.98
Window 40	Living/Dining/Kitchen	35.8%	35.8%	0.0%	1.0
Window 41	Living/Dining/Kitchen	23.6%	23.6%	0.0%	1.0
Second Floor					
Window 42	Bedroom	39.1%	38.9%	0.2%	0.99
Window 43	Living/Dining/Kitchen	39.1%	38.9%	0.2%	0.99
Window 44	Living/Dining/Kitchen	39.1%	39.1%	0.0%	1.0

Appendix 4 - Vertical Sky Component
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Vertical Sky Component			
		Consented	Proposed	Loss	Ratio
Window 45	Living/Dining/Kitchen	39.1%	39.1%	0.0%	1.0
Third Floor					
Window 46	Bathroom/WC	38.9%	38.9%	0.0%	1.0
Window 47	Bedroom	34.4%	34.4%	0.0%	1.0
Window 48	Bedroom	39.0%	39.0%	0.0%	1.0
Window 49	Bedroom	39.5%	39.5%	0.0%	1.0
Window 50	Bathroom/WC	93.4%	93.4%	0.0%	1.0
Window 51	Bedroom	91.0%	91.0%	0.0%	1.0
50 to 52 Camden Square					
First Floor					
Window 52	Hall	35.1%	35.0%	0.1%	1.0
Window 53	Hall	35.7%	35.5%	0.2%	0.99
Window 54	Hall	36.0%	35.8%	0.2%	0.99
Window 55	Hall	36.2%	35.9%	0.3%	0.99
Window 56	Hall	36.2%	35.8%	0.4%	0.99
Window 57	Hall	36.1%	35.6%	0.5%	0.99
Window 58	Hall	36.0%	35.3%	0.7%	0.98

Appendix 4 - Daylight Distribution
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Daylight Distribution			
		Consented	Proposed	Loss	Ratio
6 Murray Mews					
Ground Floor					
Window 1	Studio	100%	100%	0.0%	1.0
Window 2	Bathroom/WC	70%	70%	0.0%	1.0
Windows 3 & 4	Living/Dining/Kitchen	89%	89%	0.0%	1.0
First Floor					
Window 5	Bedroom	99%	99%	0.0%	1.0
Window 6	Bedroom	99%	99%	0.0%	1.0
Window 7	Bathroom/WC	91%	91%	0.0%	1.0
Windows 8 & 9	Bedroom	98%	98%	0.0%	1.0
Second Floor					
Window 10	Bedroom	99%	99%	0.0%	1.0
Window 11	Bathroom/WC	97%	97%	0.0%	1.0
Window 12	Staircase	100%	100%	0.0%	1.0
Window 13	Storage	94%	94%	0.0%	1.0
Window 14	Study	99%	99%	0.0%	1.0
5 St Augustines Road					
Ground Floor					
Window 15	Living/Dining/Kitchen	81%	71%	10.0%	0.88
Window 16	Bedroom	3%	3%	0.0%	1.0
Windows 17 to 20	Hallway	0.0%	0.0%	0.0%	1.0
Window 21	Bedroom	0.0%	0.0%	0.0%	1.0
First Floor					
Window 22	Bedroom	97%	97%	0.0%	1.0
Window 23	Bedroom	97%	97%	0.0%	1.0
Second Floor					
Window 24	Bedroom	96%	96%	0.0%	1.0
Window 25	Bathroom/WC	92%	92%	0.0%	1.0
Third Floor					
Window 26	Bedroom	96%	96%	0.0%	1.0
3 St Augustines Road					
Lower Ground Floor					
Windows 27 to 29	Living/Dining/Kitchen	94%	92%	2.0%	0.98
Window 30	Bedroom	99%	99%	0.0%	1.0
Window 31	Bedroom	98%	98%	0.0%	1.0

Appendix 4 - Daylight Distribution
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Daylight Distribution			
		Consented	Proposed	Loss	Ratio
Ground Floor					
Windows 32 to 35	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 36	Bedroom	99%	99%	0.0%	1.0
Window 37	Bedroom	98%	98%	0.0%	1.0
First Floor					
Window 38	Bedroom	96%	96%	0.0%	1.0
Windows 39 to 41	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Second Floor					
Window 42	Bedroom	96%	96%	0.0%	1.0
Windows 43 to 45	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Third Floor					
Window 46	Bathroom/WC	52%	52%	0.0%	1.0
Windows 47 to 49	Bedroom	97%	97%	0.0%	1.0
Window 50	Bathroom/WC	100%	100%	0.0%	1.0
Window 51	Bedroom	98%	98%	0.0%	1.0
50 to 52 Camden Square					
First Floor					
Windows 52 to 58	Hall	99%	99%	0.0%	1.0

Appendix 4 - Sunlight to Windows
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Consented	Proposed	Loss	Ratio	Consented	Proposed	Loss	Ratio
6 Murray Mews									
Ground Floor									
Window 3	Living/Dining/Kitchen	50%	50%	0%	1.0	13%	13%	0%	1.0
Window 4	Living/Dining/Kitchen	49%	49%	0%	1.0	10%	10%	0%	1.0
First Floor									
Window 7	Bathroom/WC	56%	63%	-7%	1.13	10%	17%	-7%	1.7
Window 8	Bedroom	59%	61%	-2%	1.03	15%	17%	-2%	1.13
Window 9	Bedroom	61%	62%	-1%	1.02	17%	18%	-1%	1.06
Second Floor									
Window 12	Staircase	99%	96%	3%	0.97	29%	26%	3%	0.9
Window 13	Storage	69%	69%	0%	1.0	23%	23%	0%	1.0
Window 14	Study	70%	70%	0%	1.0	24%	24%	0%	1.0
5 St Augustines Road									
Ground Floor									
Window 16	Bedroom	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 17	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 18	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 19	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 20	Hallway	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 21	Bedroom	6%	6%	0%	1.0	2%	2%	0%	1.0
3 St Augustines Road									
Lower Ground Floor									
Window 28	Living/Dining/Kitchen	48%	48%	0%	1.0	13%	13%	0%	1.0
Window 29	Living/Dining/Kitchen	42%	42%	0%	1.0	10%	10%	0%	1.0
Window 30	Bedroom	31%	31%	0%	1.0	5%	5%	0%	1.0
Window 31	Bedroom	12%	12%	0%	1.0	5%	5%	0%	1.0
Ground Floor									
Window 33	Living/Dining/Kitchen	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 36	Bedroom	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 37	Bedroom	22%	22%	0%	1.0	10%	10%	0%	1.0
First Floor									
Window 40	Living/Dining/Kitchen	50%	50%	0%	1.0	13%	13%	0%	1.0
Window 41	Living/Dining/Kitchen	35%	35%	0%	1.0	16%	16%	0%	1.0
Second Floor									
Window 44	Living/Dining/Kitchen	64%	64%	0%	1.0	23%	23%	0%	1.0
Window 45	Living/Dining/Kitchen	64%	64%	0%	1.0	23%	23%	0%	1.0

Appendix 4 - Sunlight to Windows
Murray Mews, Camden, London NW1 9RJ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Consented	Proposed	Loss	Ratio	Consented	Proposed	Loss	Ratio
Third Floor									
Window 50	Bathroom/WC	94%	94%	0%	1.0	28%	28%	0%	1.0
Window 51	Bedroom	83%	83%	0%	1.0	21%	21%	0%	1.0
50 to 52 Camden Square									
First Floor									
Window 52	MCNAMARA HALL	65%	65%	0%	1.0	20%	20%	0%	1.0
Window 53	MCNAMARA HALL	66%	66%	0%	1.0	21%	21%	0%	1.0
Window 54	MCNAMARA HALL	67%	67%	0%	1.0	22%	22%	0%	1.0
Window 55	MCNAMARA HALL	66%	66%	0%	1.0	21%	21%	0%	1.0
Window 56	MCNAMARA HALL	67%	66%	1%	0.99	22%	22%	0%	1.0
Window 57	MCNAMARA HALL	67%	66%	1%	0.99	22%	22%	0%	1.0
Window 58	MCNAMARA HALL	67%	64%	3%	0.96	22%	22%	0%	1.0

Appendix 4 - Overshadowing to Gardens and Open Spaces
Murray Mews, Camden, London NW1 9RJ

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Consented			Proposed			Loss			Ratio
6 Murray Mews												
Ground Floor												
Garden 1	71.52	m2	50.11	m2	70%	50.11	m2	70%	0.0	m2	0%	1.0
5 St Augustines Road												
Ground Floor												
Garden 2	58.62	m2	28.36	m2	48%	28.36	m2	48%	0.0	m2	0%	1.0
3 St Augustines Road												
Lower Ground Floor												
Garden 3	25.29	m2	7.45	m2	29%	7.41	m2	29%	0.04	m2	0%	0.99
Garden 4	68.2	m2	36.47	m2	53%	36.47	m2	53%	0.0	m2	0%	1.0