RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

9 August 2023

26 Netherhall Gardens
London
NW3 5TL

RICS
Regulated by RICS

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Laubenjas Investments Ltd to undertake a daylight and sunlight assessment of the proposed development at 26 Netherhall Gardens, London NW3 5TL.

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 24a and 26 Netherhall Gardens.

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.

1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of windows 2 & 3 at 24A Netherhall Gardens. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Studio Architects + Interior Designers

EX-0	Existing Lower Ground Floor	Rev -
EX-00	Existing Ground Floor	Rev -
EX-01	Existing First Floor	Rev -
EX-02	Existing Roof Plan	Rev -
EX-ELEV	Existing Elevations	Rev -
P-211	Existing Side Elevation South	Rev 1
P-212	Existing Rear Elevation East	Rev 1
P-PR-00	Proposed Lower Ground Floor	Rev -
P-PR-01	Proposed Ground Floor	Rev -
P-PR-02	Proposed First Floor	Rev -
P-PR-03	Proposed Second Floor	Rev -
P-341	Proposed Side Elevation	Rev 1
P-342	Proposed Rear Elevation	Rev 1

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

26 Netherhall Gardens

Ground Floor	Rev – 06
First Floor	Rev – 06
Second Floor	Rev – 06

Internal measured survey by Right of Light Consulting

24a Netherhall Gardens

Point Cloud Data	Rev -

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 24a and 26 Netherhall Gardens.

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.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test with the exception of windows 2 & 3 at 24A Netherhall Gardens. However, there are mitigating factors to consider.

4.2.2 The result for window 2 is very marginal with a before and after ratio of 0.79 against a BRE target of 0.8.

4.2.3 We note that there is planning permission in place for the redevelopment of this site (2019/1515/P). The extant scheme is very similar in scale to the proposed scheme and has similar vertical sky component test results for the extant scheme compared to the proposed scheme (see below). In granting planning permission for the approved scheme, London Borough of Camden presumably balanced all material planning considerations and concluded that the shortfalls against the BRE recommendations were acceptable. We assume that the current application will be viewed in the same way since both the extant and proposed schemes both do not fully comply with the BRE numerical guidelines (See also appendix 4 for approved scheme results). We are therefore of the opinion that there is no daylight or sunlight related reason why planning permission should not be granted for the current scheme.

Reference	Room Use	Vertical Sky Component - Proposed Scheme				Vertical Sky Component - Approved Scheme			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
24a Netherhall Gardens									
Ground Floor									
Window 2	Domestic	22.5%	17.7%	4.8%	0.79	22.5%	18.0%	4.5%	0.8
Window 3	Kitchen	16.3%	6.2%	10.1%	0.38	16.3%	6.4%	9.9%	0.39

Daylight Distribution

4.2.4 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test with the exception of the room served by window 3 at 24A Netherhall Gardens. However, the mitigating factors mentioned above in connection with the vertical sky component test apply equally to 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 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of windows 2 & 3 at 24A Netherhall Gardens. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

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. 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 a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.

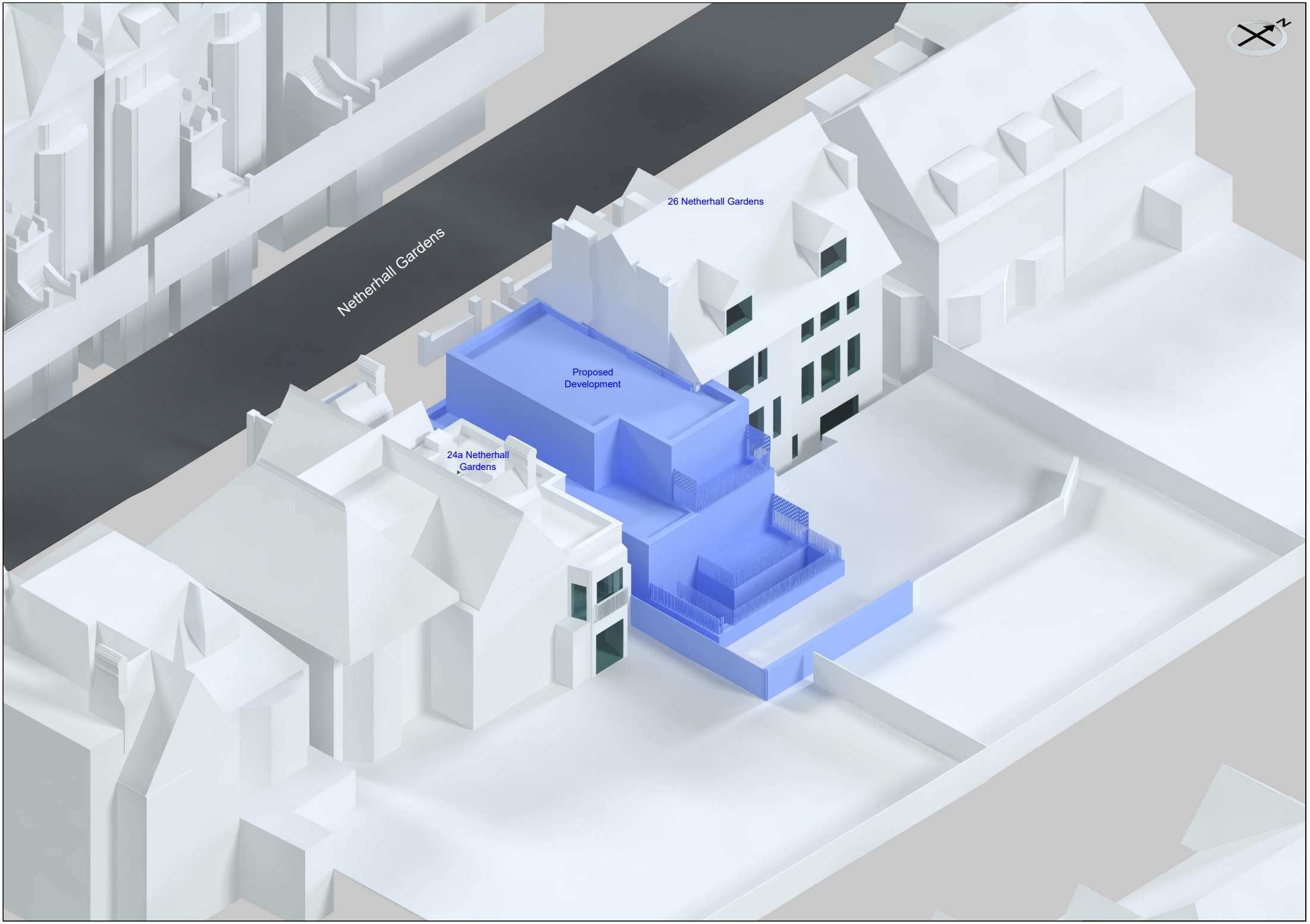
5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

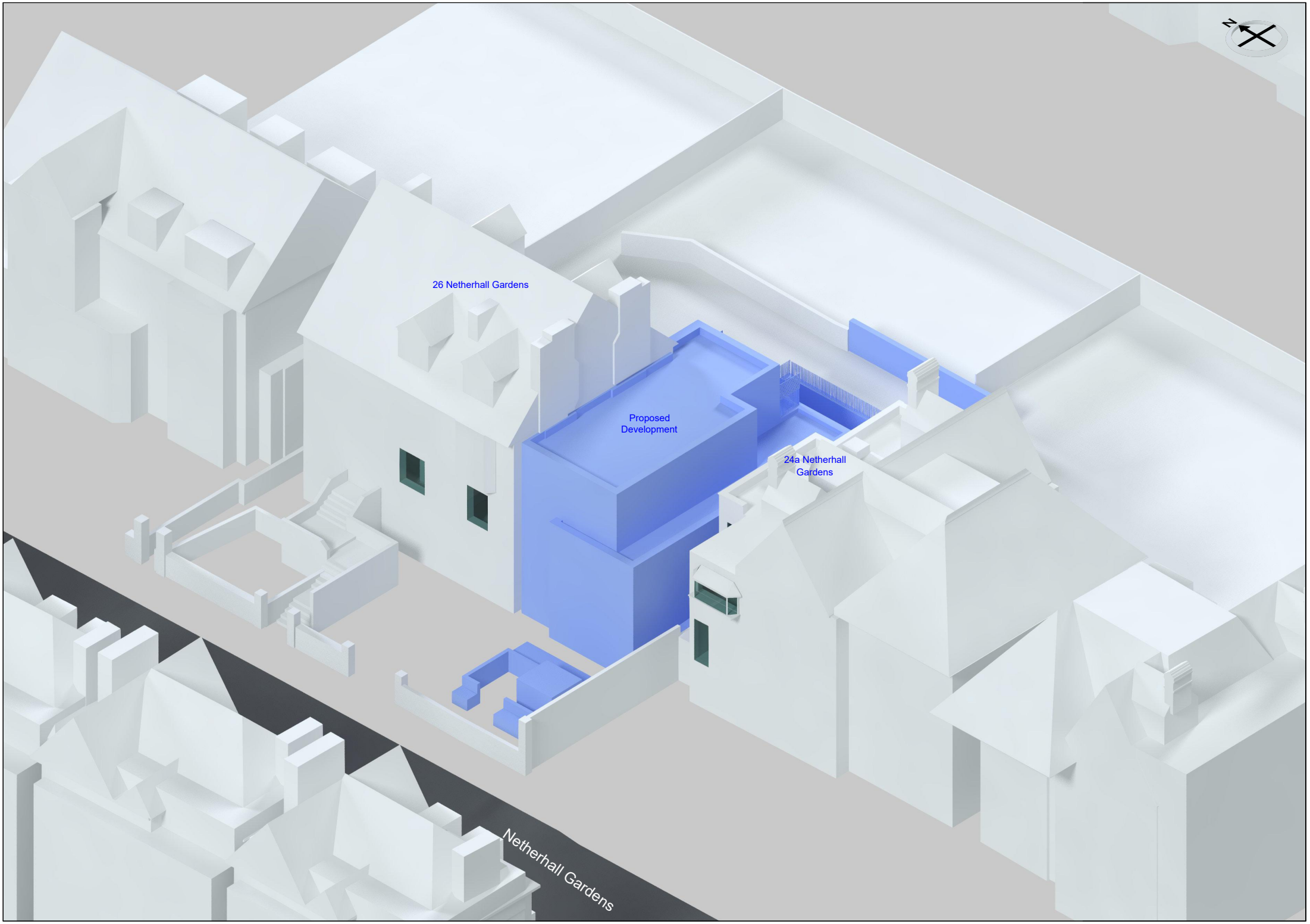
APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

N
Netherhall Gardens
26 Netherhall Gardens
Proposed
Development
24a Netherhall
Gardens


Netherhall Gardens
26 Netherhall Gardens
Proposed
Development
24a Netherhall
Gardens
N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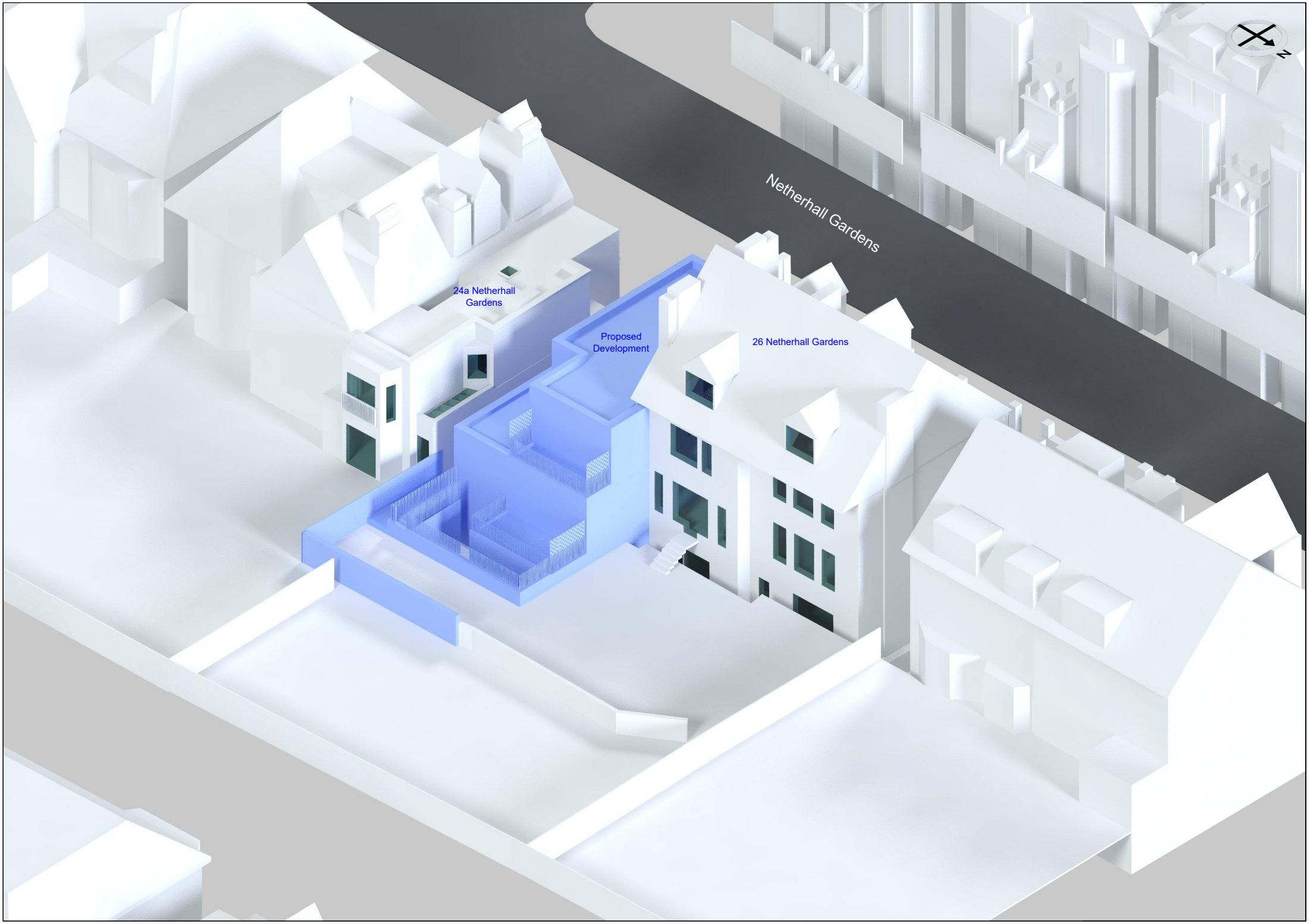
Proposed
Development
24a Netherhall
Gardens
Netherhall Gardens


Netherhall Gardens
24a Netherhall Gardens
Proposed Development
26 Netherhall Gardens
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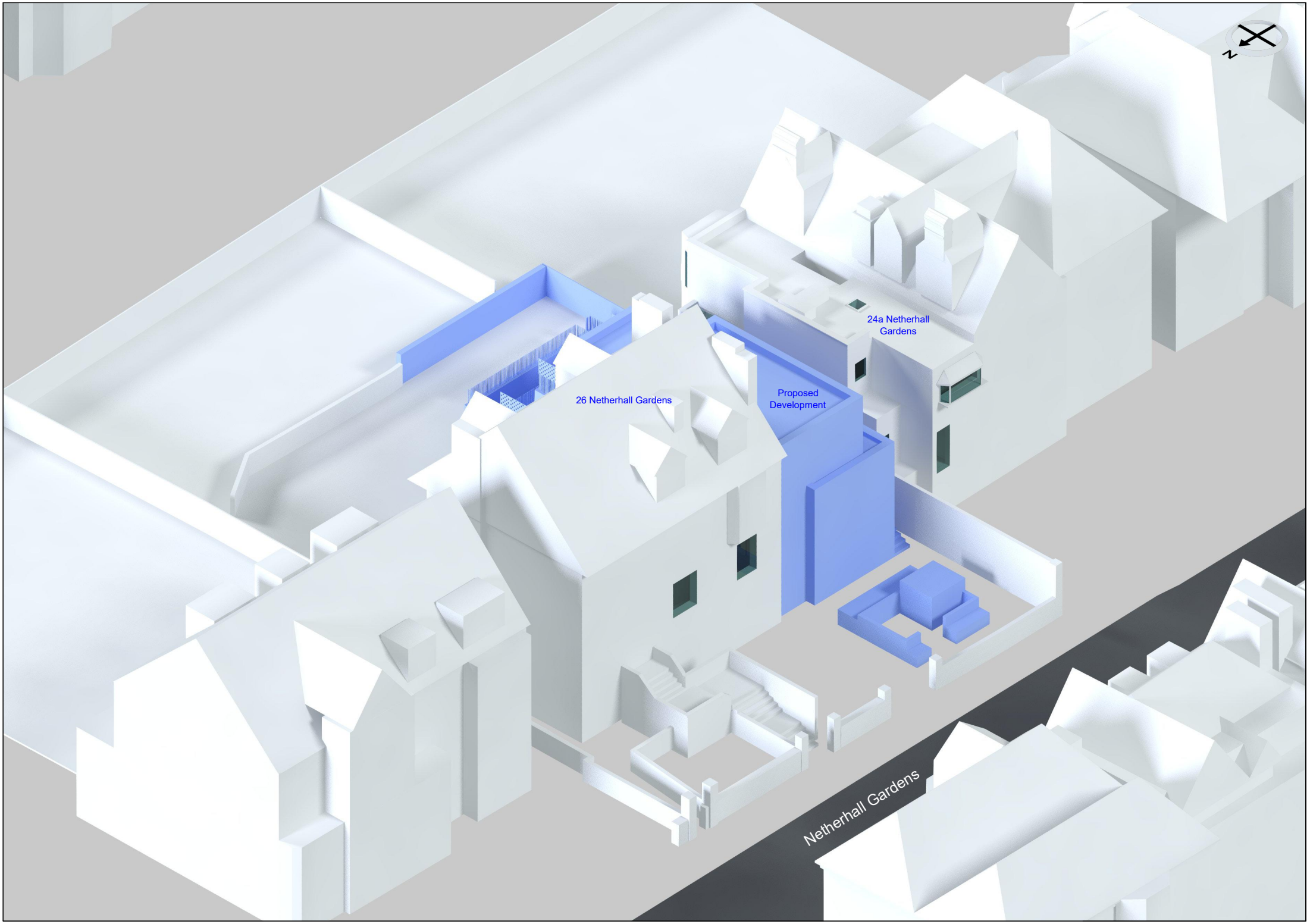
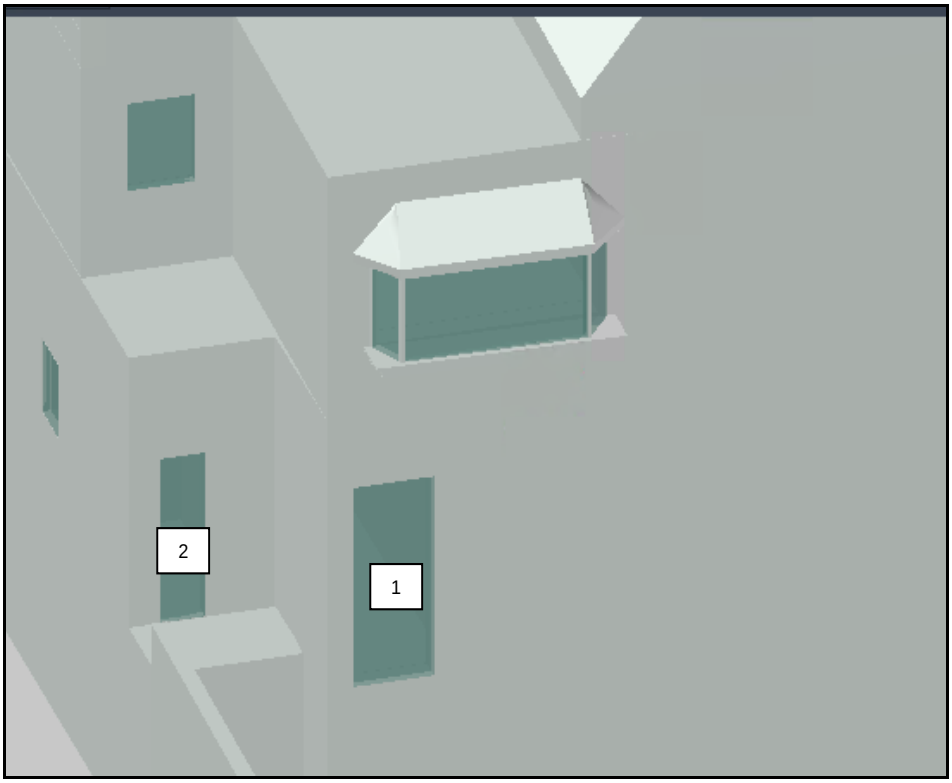

N
24a Netherhall Gardens
26 Netherhall Gardens
Proposed Development
Netherhall Gardens

Neighbouring Windows



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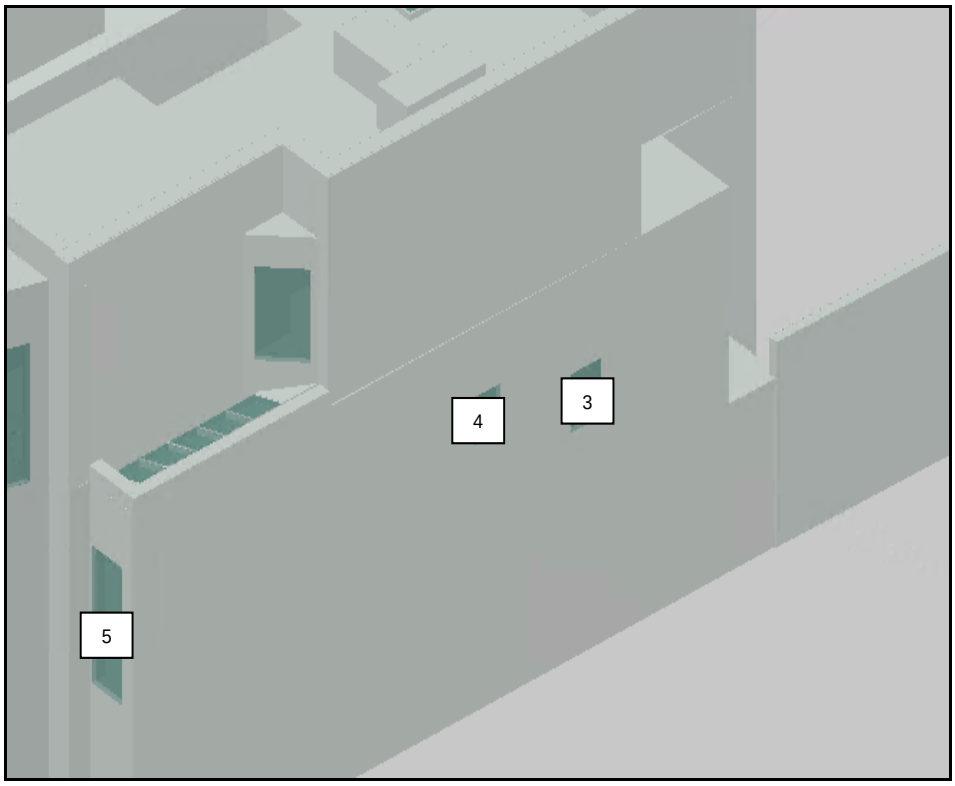

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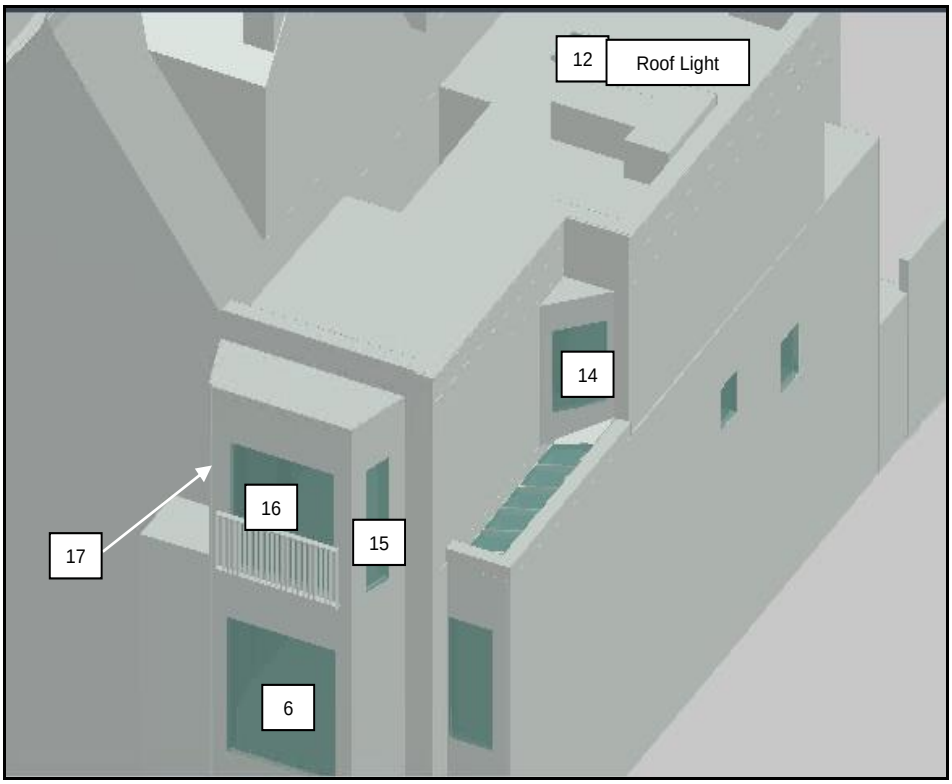

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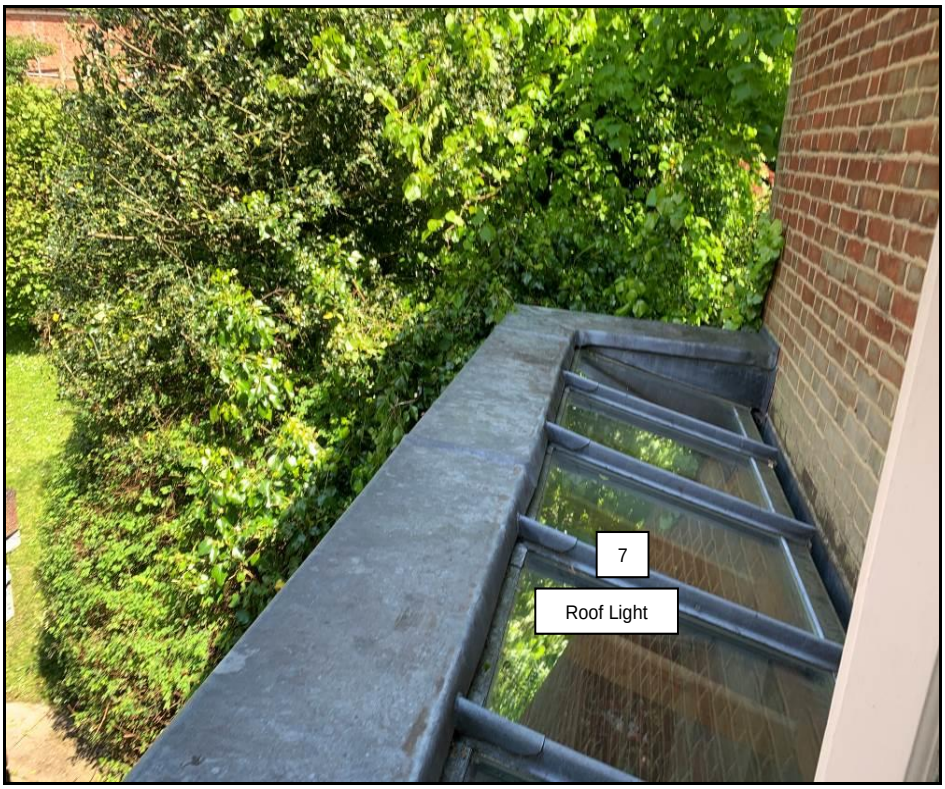

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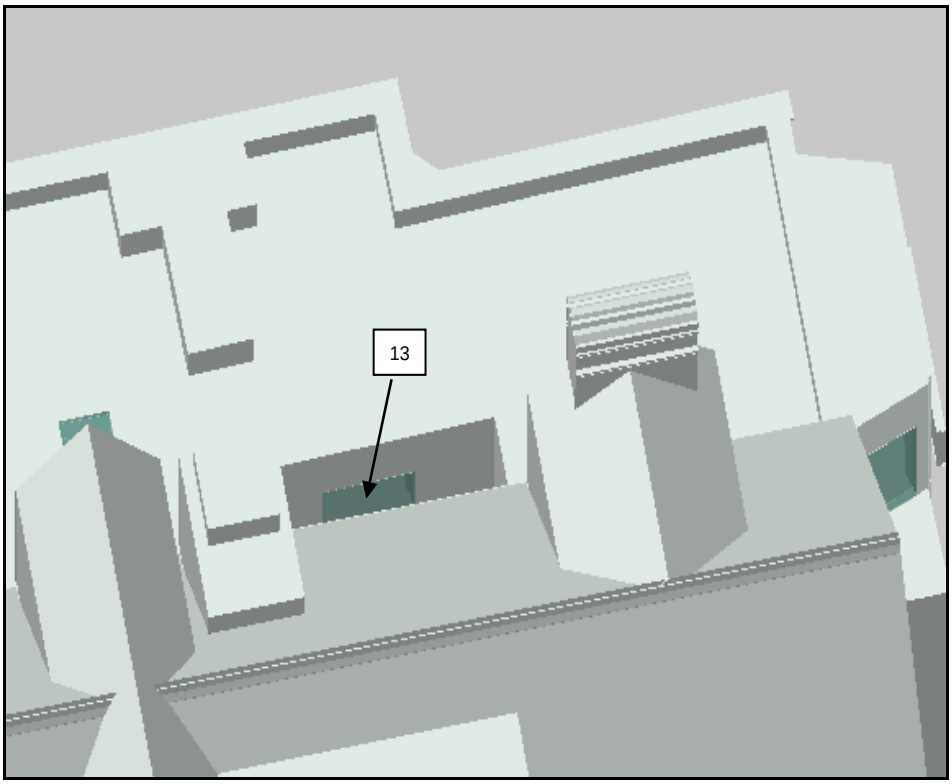

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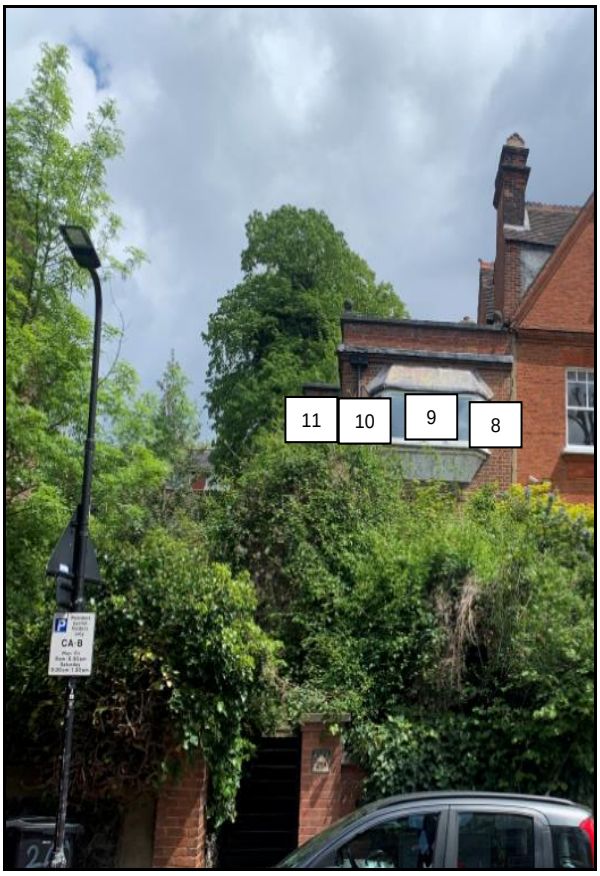

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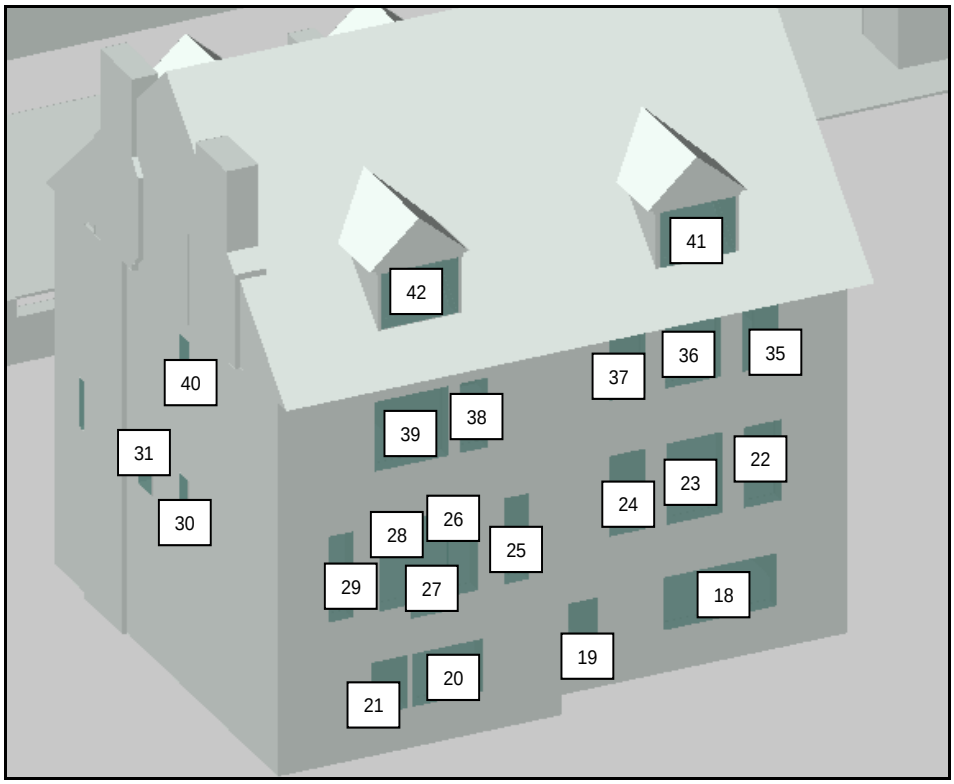

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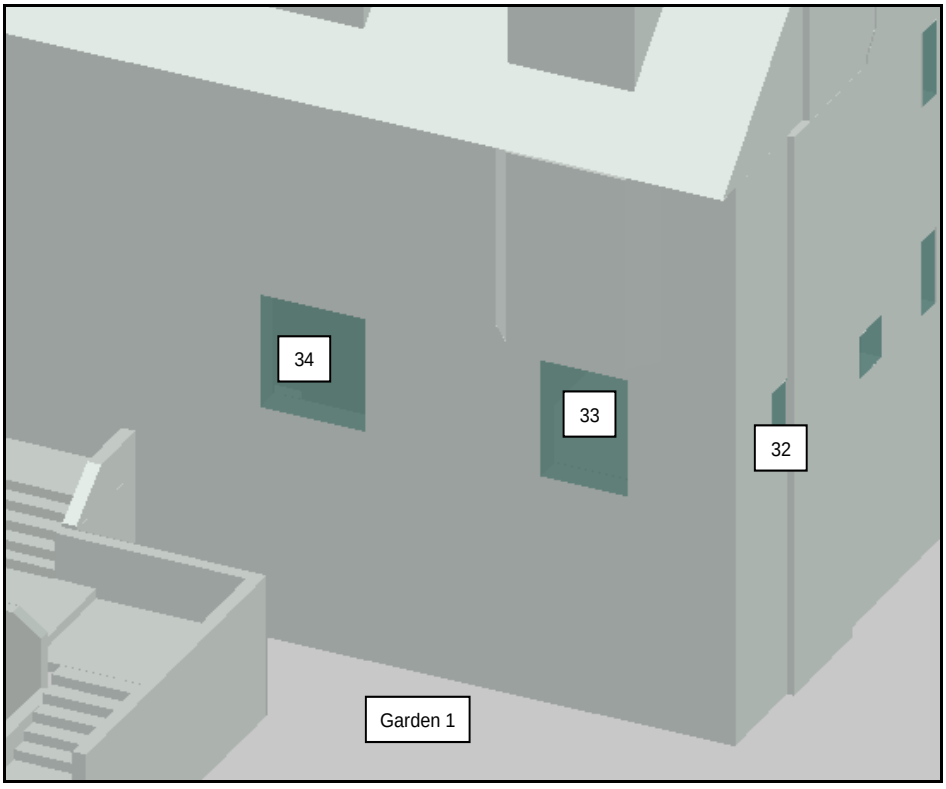


26 Netherhall Gardens

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
26 Netherhall Gardens, London NW3 5TL

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
24a Netherhall Gardens					
Ground Floor					
Window 1	Hallway	32.2%	32.1%	0.1%	1.0
Window 2	Domestic	22.5%	17.7%	4.8%	0.79
Window 3	Kitchen	16.3%	6.2%	10.1%	0.38
Window 4	Bathroom/WC	14.8%	7.5%	7.3%	0.51
Window 5	Living/Dining	28.0%	27.3%	0.7%	0.98
Window 6	Living/Dining	34.7%	34.6%	0.1%	1.0
Window 7	Living/Dining	50.4%	48.0%	2.4%	0.95
First Floor					
Window 8	Domestic	29.9%	29.9%	0.0%	1.0
Window 9	Domestic	34.8%	34.8%	0.0%	1.0
Window 10	Domestic	28.9%	28.9%	0.0%	1.0
Window 11	Domestic	24.4%	22.7%	1.7%	0.93
Window 12	Hallway	72.7%	72.7%	0.0%	1.0
Window 13	Hallway	2.2%	2.2%	0.0%	1.0
Window 14	Bedroom	31.0%	27.7%	3.3%	0.89
Window 15	Bedroom	32.7%	32.7%	0.0%	1.0
Window 16	Bedroom	36.5%	36.5%	0.0%	1.0
Window 17	Bedroom	27.5%	27.5%	0.0%	1.0
26 Netherhall Gardens					
Ground Floor					
Window 18	Domestic	21.0%	20.4%	0.6%	0.97
Window 19	Domestic	22.7%	22.6%	0.1%	1.0
Window 20	Domestic	12.1%	9.8%	2.3%	0.81
Window 21 (Secondary)	Domestic	12.9%	8.9%	4.0%	0.69
First Floor					
Window 22	Domestic	34.6%	34.2%	0.4%	0.99
Window 23	Domestic	34.2%	33.7%	0.5%	0.99
Window 24	Domestic	33.3%	32.8%	0.5%	0.98
Window 25 (Secondary)	Domestic	35.5%	32.9%	2.6%	0.93
Window 26 (Secondary)	Domestic	35.3%	31.0%	4.3%	0.88
Window 27	Domestic	35.0%	29.1%	5.9%	0.83
Window 28 (Secondary)	Domestic	34.5%	26.6%	7.9%	0.77
Window 29 (Secondary)	Domestic	31.4%	21.2%	10.2%	0.68
Window 30	Non Habitable	20.4%	0.0%	20.4%	0.0
Window 31	Non Habitable	27.2%	0.0%	27.2%	0.0
Window 32	Non Habitable	28.8%	0.0%	28.8%	0.0
Window 33	Domestic	30.9%	30.9%	0.0%	1.0
Window 34	Domestic	32.7%	32.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
26 Netherhall Gardens, London NW3 5TL

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Second Floor					
Window 35	Domestic	25.0%	25.0%	0.0%	1.0
Window 36	Domestic	24.6%	24.5%	0.1%	1.0
Window 37	Domestic	24.1%	24.1%	0.0%	1.0
Window 38	Domestic	35.1%	34.3%	0.8%	0.98
Window 39	Domestic	35.1%	32.5%	2.6%	0.93
Window 40	Non Habitable	34.1%	0.0%	34.1%	0.0
Third Floor					
Window 41	Domestic	38.5%	38.5%	0.0%	1.0
Window 42	Domestic	38.4%	38.4%	0.0%	1.0

Appendix 2 - Daylight Distribution
26 Netherhall Gardens, London NW3 5TL

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
24a Netherhall Gardens					
Ground Floor					
Window 1	Hallway	100%	100%	0.0%	1.0
Window 2	Domestic	97%	97%	0.0%	1.0
Window 3	Kitchen	48%	3%	45.0%	0.06
Window 4	Bathroom/WC	66%	26%	40.0%	0.39
Windows 5 to 7	Living/Dining	97%	97%	0.0%	1.0
First Floor					
Windows 8 to 10	Domestic	99%	99%	0.0%	1.0
Window 11	Domestic	96%	96%	0.0%	1.0
Windows 12 & 13	Hallway	79%	79%	0.0%	1.0
Window 14	Bedroom	85%	85%	0.0%	1.0
Windows 15 to 17	Bedroom	99%	99%	0.0%	1.0
26 Netherhall Gardens					
Ground Floor					
Window 18	Domestic	98%	98%	0.0%	1.0
Window 19	Domestic	97%	97%	0.0%	1.0
Window 20	Domestic	92%	74%	18.0%	0.8
Window 21	Domestic	93%	93%	0.0%	1.0
First Floor					
Windows 22 & 23	Domestic	98%	98%	0.0%	1.0
Window 24	Domestic	95%	95%	0.0%	1.0
Windows 25 to 30	Domestic	99%	99%	0.0%	1.0
Windows 31 to 34	Non Habitable	95%	95%	0.0%	1.0
Second Floor					
Windows 35 & 36	Domestic	96%	96%	0.0%	1.0
Window 37	Domestic	94%	94%	0.0%	1.0
Window 38	Domestic	92%	92%	0.0%	1.0
Windows 39 & 40	Non Habitable	98%	90%	8.0%	0.92
Third Floor					
Window 41	Domestic	96%	96%	0.0%	1.0
Window 42	Domestic	94%	94%	0.0%	1.0

Appendix 2 - Sunlight to Windows
26 Netherhall Gardens, London NW3 5TL

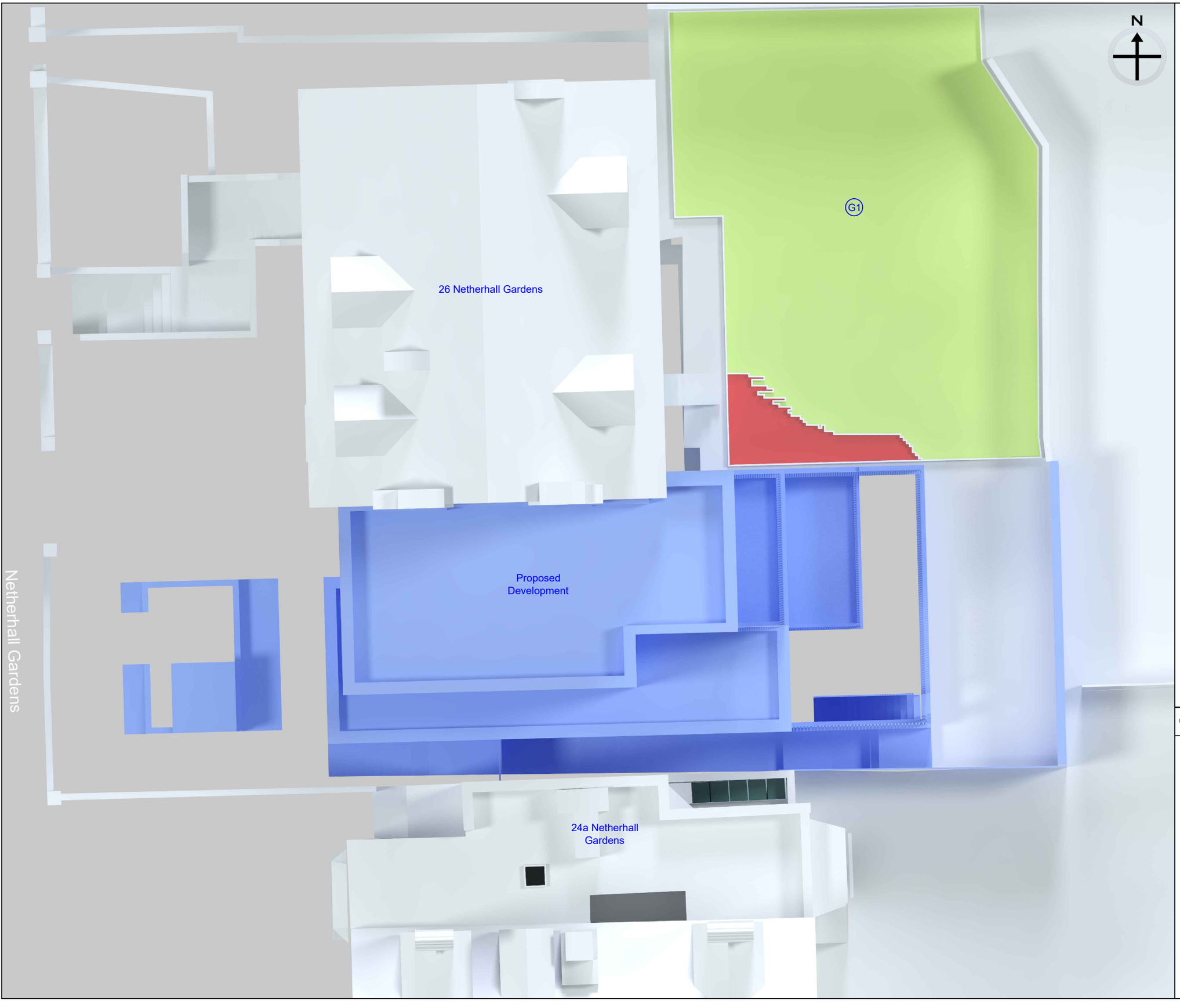
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
24a Netherhall Gardens									
Ground Floor									
Window 1	Hallway	39%	39%	0%	1.0	13%	13%	0%	1.0
Window 2	Domestic	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 12	Staircase	30%	30%	0%	1.0	1%	1%	0%	1.0
Window 7	Living/Dining	11%	10%	1%	0.91	0%	0%	0%	1.0
First Floor									
Window 8	Domestic	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 9	Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
Window 11	Domestic	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 13	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 17	Bedroom	50%	50%	0%	1.0	15%	15%	0%	1.0
26 Netherhall Gardens									
First Floor									
Window 30	Non Habitable	44%	0%	44%	0.0	10%	0%	10%	0.0
Window 31	Non Habitable	68%	0%	68%	0.0	15%	0%	15%	0.0
Window 32	Non Habitable	62%	0%	62%	0.0	16%	0%	16%	0.0
Window 33	Domestic	40%	40%	0%	1.0	12%	12%	0%	1.0
Window 34	Domestic	42%	42%	0%	1.0	12%	12%	0%	1.0
Second Floor									
Window 40	Non Habitable	82%	0%	82%	0.0	26%	0%	26%	0.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
26 Netherhall Gardens, London NW3 5TL

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
26 Netherhall Gardens												
Ground Floor												
Garden 1	159.9	m2	159.9	m2	100%	150.43	m2	94%	9.48	m2	6%	0.94

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 – APPROVED SCHEME

Appendix 2 - Vertical Sky Component
26 Netherhall Gardens, London NW3 5TL - Approved Scheme

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
24a Netherhall Gardens					
Ground Floor					
Window 1	Hallway	32.2%	32.1%	0.1%	1.0
Window 2	Domestic	22.5%	18.0%	4.5%	0.8
Window 3	Kitchen	16.3%	6.4%	9.9%	0.39
Window 4	Bathroom/WC	14.8%	7.7%	7.1%	0.52
Window 5	Living/Dining	28.0%	27.6%	0.4%	0.99
Window 6	Living/Dining	34.7%	34.6%	0.1%	1.0
Window 7	Living/Dining	50.4%	48.2%	2.2%	0.96
First Floor					
Window 8	Domestic	29.9%	29.9%	0.0%	1.0
Window 9	Domestic	34.8%	34.8%	0.0%	1.0
Window 10	Domestic	28.9%	28.9%	0.0%	1.0
Window 11	Domestic	24.4%	22.7%	1.7%	0.93
Window 12	Hallway	72.7%	72.7%	0.0%	1.0
Window 13	Hallway	2.2%	2.2%	0.0%	1.0
Window 14	Bedroom	31.0%	28.0%	3.0%	0.9
Window 15	Bedroom	32.7%	32.7%	0.0%	1.0
Window 16	Bedroom	36.5%	36.5%	0.0%	1.0
Window 17	Bedroom	27.5%	27.5%	0.0%	1.0
26 Netherhall Gardens					
Ground Floor					
Window 18	Domestic	21.0%	20.6%	0.4%	0.98
Window 19	Domestic	22.7%	22.7%	0.0%	1.0
Window 20	Domestic	12.1%	9.8%	2.3%	0.81
Window 21 (Secondary)	Domestic	12.9%	9.4%	3.5%	0.73
First Floor					
Window 22	Domestic	34.6%	34.4%	0.2%	0.99
Window 23	Domestic	34.2%	33.9%	0.3%	0.99
Window 24	Domestic	33.3%	33.0%	0.3%	0.99
Window 25 (Secondary)	Domestic	35.5%	33.7%	1.8%	0.95
Window 26 (Secondary)	Domestic	35.3%	32.2%	3.1%	0.91
Window 27	Domestic	35.0%	30.7%	4.3%	0.88
Window 28 (Secondary)	Domestic	34.5%	28.8%	5.7%	0.83
Window 29 (Secondary)	Domestic	31.4%	23.2%	8.2%	0.74
Window 30	Non Habitable	20.4%	0.0%	20.4%	0.0
Window 31	Non Habitable	27.2%	0.0%	27.2%	0.0
Window 32	Non Habitable	28.8%	0.0%	28.8%	0.0
Window 33	Domestic	30.9%	30.9%	0.0%	1.0
Window 34	Domestic	32.7%	32.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component

26 Netherhall Gardens, London NW3 5TL - Approved Scheme

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Second Floor					
Window 35	Domestic	25.0%	25.0%	0.0%	1.0
Window 36	Domestic	24.6%	24.5%	0.1%	1.0
Window 37	Domestic	24.1%	24.1%	0.0%	1.0
Window 38	Domestic	35.1%	34.6%	0.5%	0.99
Window 39	Domestic	35.1%	33.7%	1.4%	0.96
Window 40	Non Habitable	34.1%	0.0%	34.1%	0.0
Third Floor					
Window 41	Domestic	38.5%	38.5%	0.0%	1.0
Window 42	Domestic	38.4%	38.4%	0.0%	1.0

Appendix 2 - Daylight Distribution

26 Netherhall Gardens, London NW3 5TL - Approved Scheme

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
24a Netherhall Gardens					
Ground Floor					
Window 1	Hallway	100%	100%	0.0%	1.0
Window 2	Domestic	97%	97%	0.0%	1.0
Window 3	Kitchen	48%	3%	45.0%	0.06
Window 4	Bathroom/WC	66%	25%	41.0%	0.38
Windows 5 to 7	Living/Dining	97%	97%	0.0%	1.0
First Floor					
Windows 8 to 10	Domestic	99%	99%	0.0%	1.0
Window 11	Domestic	96%	96%	0.0%	1.0
Windows 12 & 13	Hallway	79%	79%	0.0%	1.0
Window 14	Bedroom	85%	85%	0.0%	1.0
Windows 15 to 17	Bedroom	99%	99%	0.0%	1.0
26 Netherhall Gardens					
Ground Floor					
Window 18	Domestic	98%	98%	0.0%	1.0
Window 19	Domestic	97%	97%	0.0%	1.0
Window 20	Domestic	92%	81%	11.0%	0.88
Window 21	Domestic	93%	93%	0.0%	1.0
First Floor					
Windows 22 & 23	Domestic	98%	98%	0.0%	1.0
Window 24	Domestic	95%	95%	0.0%	1.0
Windows 25 to 30	Domestic	99%	99%	0.0%	1.0
Windows 31 to 34	Non Habitable	95%	95%	0.0%	1.0
Second Floor					
Windows 35 & 36	Domestic	96%	96%	0.0%	1.0
Window 37	Domestic	94%	94%	0.0%	1.0
Window 38	Domestic	92%	92%	0.0%	1.0
Windows 39 & 40	Non Habitable	98%	90%	8.0%	0.92
Third Floor					
Window 41	Domestic	96%	96%	0.0%	1.0
Window 42	Domestic	94%	94%	0.0%	1.0

Appendix 2 - Sunlight to Windows
26 Netherhall Gardens, London NW3 5TL - Approved Scheme

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
24a Netherhall Gardens									
Ground Floor									
Window 1	Hallway	39%	39%	0%	1.0	13%	13%	0%	1.0
Window 2	Domestic	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 12	Staircase	30%	30%	0%	1.0	1%	1%	0%	1.0
Window 7	Living/Dining	11%	10%	1%	0.91	0%	0%	0%	1.0
First Floor									
Window 8	Domestic	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 9	Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
Window 11	Domestic	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 13	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 17	Bedroom	50%	50%	0%	1.0	15%	15%	0%	1.0
26 Netherhall Gardens									
First Floor									
Window 30	Non Habitable	44%	0%	44%	0.0	10%	0%	10%	0.0
Window 31	Non Habitable	68%	0%	68%	0.0	15%	0%	15%	0.0
Window 32	Non Habitable	62%	0%	62%	0.0	16%	0%	16%	0.0
Window 33	Domestic	40%	40%	0%	1.0	12%	12%	0%	1.0
Window 34	Domestic	42%	42%	0%	1.0	12%	12%	0%	1.0
Second Floor									
Window 40	Non Habitable	82%	0%	82%	0.0	26%	0%	26%	0.0