

## DAYLIGHT AND SUNLIGHT REPORT

**Howitt Close,  
Howitt Road,  
London  
NW3 4LX**

Client  
Daejan Properties Limited

Dated  
30 June 2023

Prepared by  
James Williamson

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## **1 INSTRUCTIONS AND BRIEF**

- 1.1 In accordance with your instructions, we have analysed the effect that the proposed mansard roof extension to Howitt Close, Howitt Road, London (the 'extension') will have on the daylight and sunlight amenity to the neighbouring properties.
- 1.2 We have received the following documents and used them in preparing this report:
- Bubble Architects 3D model of the proposed development and surrounding properties received on 29 June 2023;
  - Skilltran Limited topographical survey dated 4 September 2020.
- 1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the extension on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

## **2 THE DEVELOPMENT SITE**

- 2.1 Howitt Close is located to the southern end of Howitt Road and comprises a three storey purpose built block of flats. The mansard roof extension will provide seven self-contained flats.
- 2.2 Planning permission for the extension was refused on 3 August 2022 (Ref: 2021/3839/P) and Consil have been appointed to undertake technical analysis and prepare this report in relation to an appeal of this decision. Whilst daylight and sunlight amenity is not a matter of contention in the Agreed Statement of Common Ground, a rebuttal submitted by Firstplan on the 23 June 2023 has raised the matter of daylight and sunlight and Consil have therefore been instructed to provide a comprehensive daylight and sunlight assessment of the effect that the extension would have on neighbouring properties.
- 2.3 Our 3D model of the surrounding buildings, existing site and proposed development are shown in Images 1 and 2 below.



Image 1: 3D view of Howitt Close

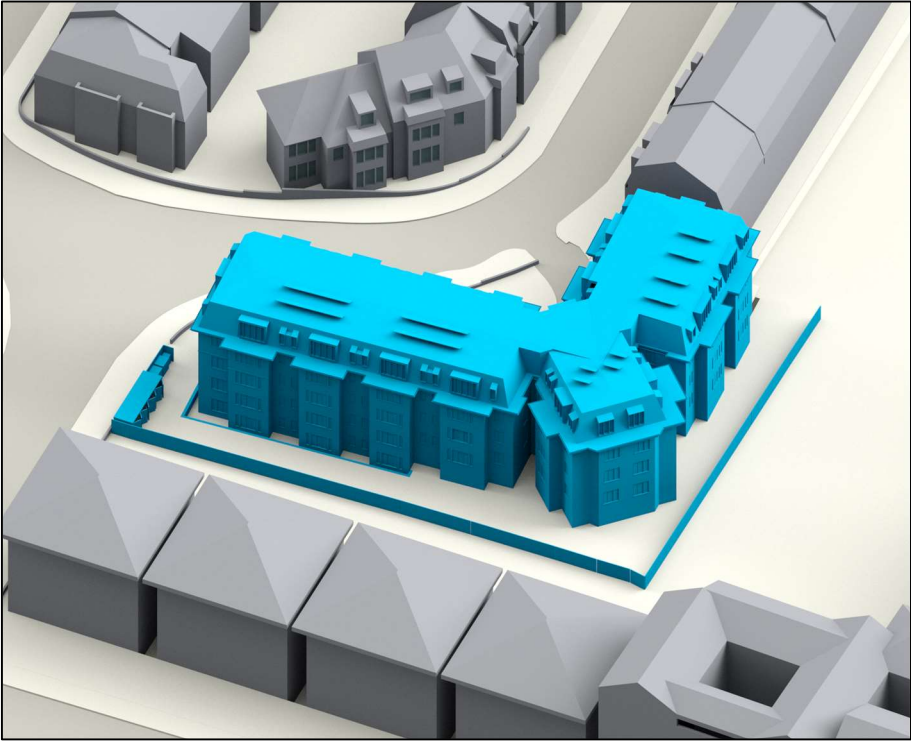


Image 2: 3D view of the extension

## 3 PLANNING POLICY

### 3.1 National Policy

3.1.1 The revised National Planning Policy Framework ('NPPF') 2021 addresses the need for the flexible application of guidance relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 125(c) under subsection "*Achieving appropriate densities*" states the following;

*"c) 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)."*

### 3.2 Regional Policy – Greater London Authority

3.2.1 Paragraph D of Policy D6 'Housing Quality and Standard' of The London Plan (2021) states the following in respect of daylight and sunlight amenity:

*"The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."*

3.2.2 This echoes The Mayor's 2016 Housing SPG with a move away from the rigid application of the standard numerical values provided in the BRE Report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" 2011. It is useful to further consider the guidance given in the Housing SPG which states the following:

*"an appropriate degree of flexibility needs to be applied when using BRE Guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets"*

*"The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."*

3.2.3 The London Plan notes that the Mayor intends to produce a single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6 Housing Quality and

Standards for all housing tenures, as well as wider qualitative aspects of housing developments. This will include guidance on daylight and sunlight standards and will build on the guidance set out in the 2016 Housing SPG.

3.3 Policy at national or regional level does not provide further detail in relation to daylight and sunlight amenity, whereas Local policy is more specific, as detailed below.

3.4 Local Policy – London Borough of Camden ('LBC')

3.2.1 Policy A1 *"Managing the impact of development"* of the Camden Local Plan 2017 states:

*"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.*

*We will:*

*a) seek to ensure that the amenity of communities, occupiers and neighbours is protected;*

*...The factors we will consider include:*

*f) sunlight, daylight and overshadowing"*

3.2.2 Paragraph 6.5 of the Camden Local Plan states:

*"Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity."*

3.2.3 The Building Research Establishment's ('BRE') guide has since been superseded by an updated version in 2022.

3.2.4 The Camden Planning Guidance Document "Amenity" 2021 states:

*"The Council notes the intentions of the BRE document is to provide advice to developers and decision makers and therefore it should be regarded as a guide rather than policy.*

*While we support the aims of the BRE methodology for assessing sunlight and daylight we will consider the outcomes of the assessments flexibility where appropriate, taking into account site specific circumstances and context. For example, to enable new development to respect the existing layout and form in some historic areas, or dense urban environments, it may be necessary to*

*consider exceptions to the recommendations cited in the BRE guidance. Any exceptions will be assessed on a case-by-case basis."*

## **4 BRE REPORT "SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE" (2022) ('THE BRE GUIDELINES')**

### **4.1 Principles**

4.1.1 The BRE guidelines were updated in June 2022, with the 2011 version now withdrawn. Appendix A of this report provides an explanatory note which summarises the guidance provided in the BRE Report.

4.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It states that:

*"The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design. (para. 1.6)*

*"In special circumstances the Developer or Planning Authority may wish to use different target values." (para. 1.6)*

*"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light". (para. 2.2.3)*

4.1.3 The examples given by the BRE can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the guidelines may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

### **4.2 Daylight**

4.2.1 In summary, the BRE guidelines state that:

*"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;*

- *the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times its former value.*

*The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices.”*

## 4.3 Sunlight

- 4.3.1 The BRE guidelines advise that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the guidelines state:

*“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case 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 over the whole year greater than 4% of annual probable sunlight hours”*

- 4.3.2 The report also states that:

*“...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.”*



**5 ASSESSMENT OF SURROUNDING PROPERTIES**

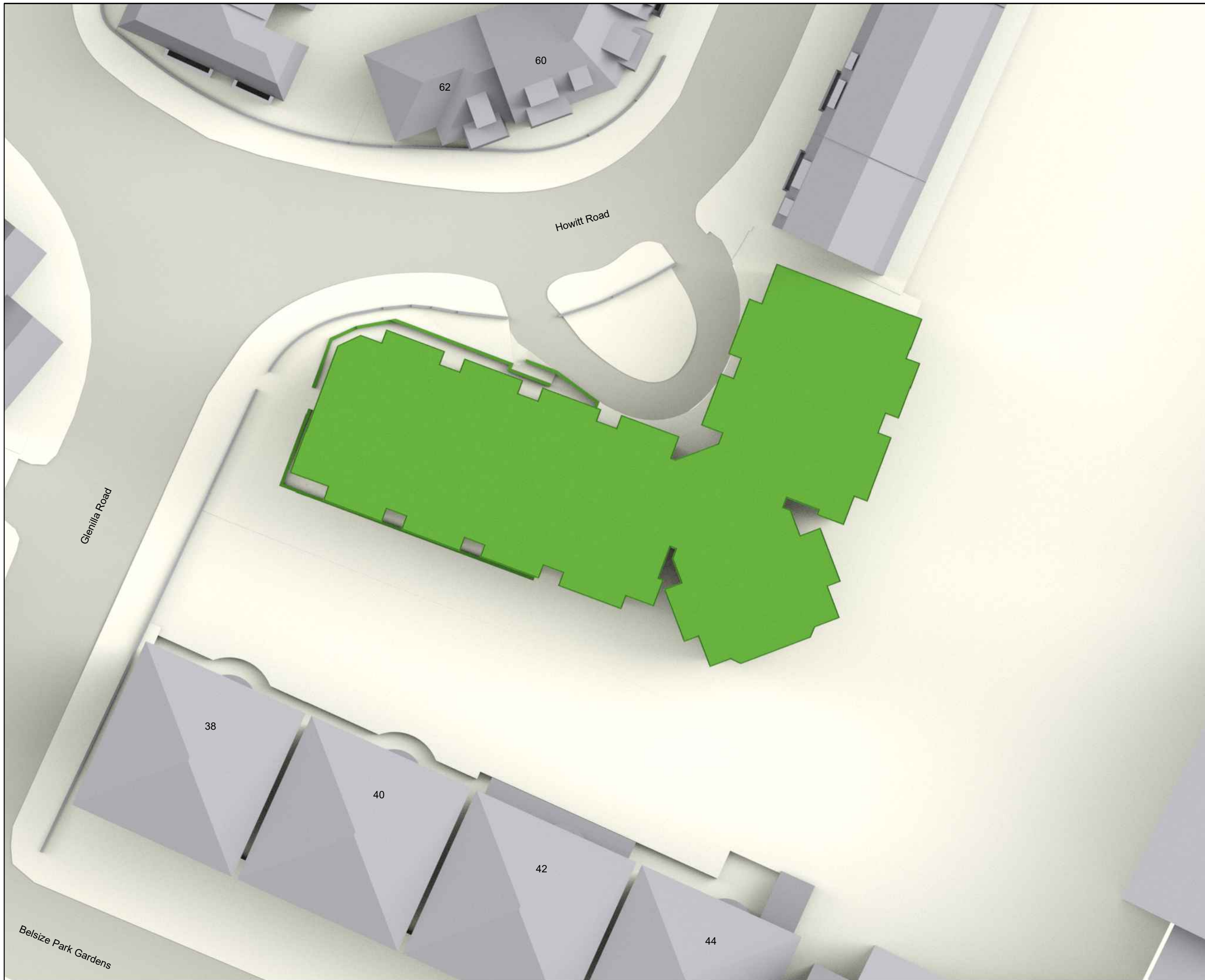
- 5.1 We have analysed the effect of the extension on the daylight and sunlight amenity to the properties with a reasonable expectation of daylight and sunlight amenity situated around the site.
- 5.2 Daylight and sunlight amenity has been assessed to 38 to 44 Belsize Park Gardens, which comprise houses and flats with windows facing Howitt Close. Properties further afield would comply with the preliminary 25-degree line test and therefore do not require detailed assessment as the daylight and sunlight amenity to them would not be adversely affected. 60 and 62 Howitt Road, houses located to the north of Howitt Close, would pass the 25-degree line test however, given the content of Firstplan’s rebuttal, we have undertaken detailed testing for completeness.
- 5.3 The rear gardens to 38 to 44 Belsize Park Gardens are located to the south of the site and therefore sunlight to those would not be adversely affected by the extension.
- 5.4 Daylight amenity has been assessed using the VSC test and sunlight amenity has been assessed using the APSH test, each of these tests are undertaken at the face of a window. In accordance with the BRE guidelines, sunlight has only been assessed to windows orientated in a southerly direction and north facing windows have not been included. For bay windows, the BRE guidelines state that *“the centre window facing directly outwards can be taken as the main window”* and therefore we have assessed the centre window of the bay.
- 5.5 The analysis drawings and results spreadsheet for the neighbouring buildings can be found in Appendices A and B.
- 5.6 Starting with daylight amenity and using the VSC test, all the windows assessed would either retain at least 27% VSC or at least 0.80 times the VSC in the existing conditions which is in accordance with the BRE guidelines. Aside from two windows which experience a 13% reduction in the VSC, all other windows would see less than a 10% reduction comfortably within the recommended 20%
- 5.7 Turning to sunlight amenity, the windows serving 38 to 44 Belsize Park Gardens that face the extension are orientated in a northerly direction and therefore, in accordance with BRE guidelines, do not need to be assessed. The windows serving 60 and 62 Howitt Road would all retain comfortably over 25% APSH, the lowest retained value being 59%. All windows would also comply with the guidelines for winter sunlight.

## **6 CONCLUSION**

- 6.1 Our analysis has considered the effect that the roof top extension at Howitt Close would have on the daylight and sunlight amenity to the neighbouring residential properties, namely 60 and 62 Howitt Road and 38 to 44 Belsize Park Gardens. All other properties do not have the potential to be adversely affected and do not require detailed analysis.
- 6.2 Detailed analysis shows that the windows to 38 to 44 Belsize Park Gardens and 60 and 62 Howitt Close would comfortably meet BRE guidelines for both daylight and sunlight amenity. Accordingly, the effect of the extension on the daylight and sunlight to the neighbouring properties is acceptable in accordance with the NPPF, LBC's planning policy and BRE guidance.

**APPENDIX A**

**DRAWINGS**



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**DO NOT SCALE**

**SOURCES OF INFORMATION:**  
 Bubble Architects proposed scheme received on 29/06/2023  
 Bubble Architects Surrounding 3D model received on 29/06/2023



**KEY**  
 Existing buildings  
 Surrounding buildings

REV	DETAILS	DATE	BY
A	*	*	*

**CLIENT**  
 Daejan Properties Limited

**PROJECT**  
 Howitt Close, Howitt Road,  
 London NW3 4LX

**DRAWING TITLE**  
 Existing plan view

<b>SCALE</b> 1:300 @A3	<b>DATE</b> 30/06/2023
<b>DRAWN BY</b> BG	<b>CHECKED BY</b> JW

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Belsize Park Gardens



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**KEY**  
■ Existing buildings  
■ Surrounding buildings

Ordinance Datum Heights

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 Daejan Properties Limited

**PROJECT**  
 Howitt Close, Howitt Road,  
 London NW3 4LX

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 Existing 3D view

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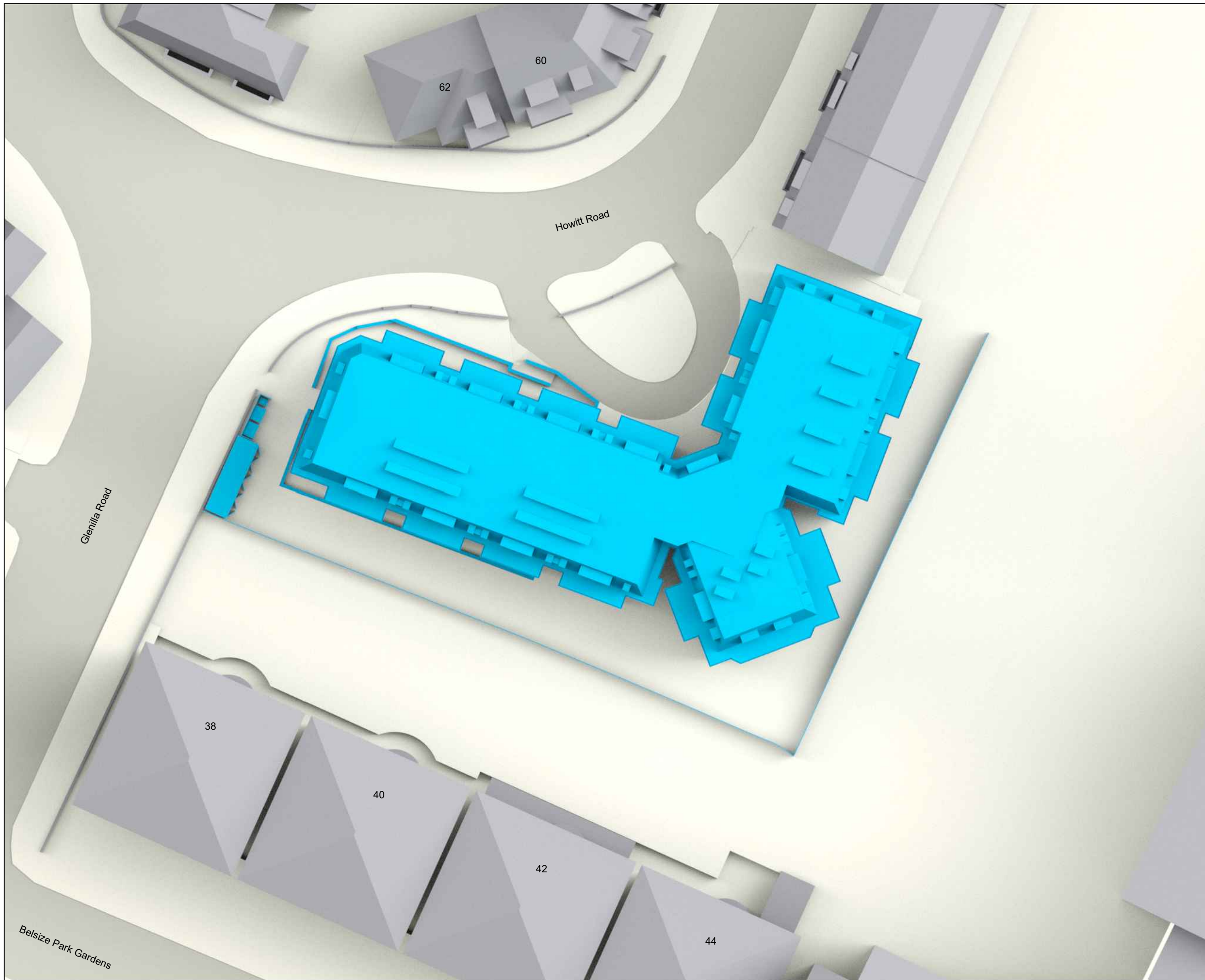
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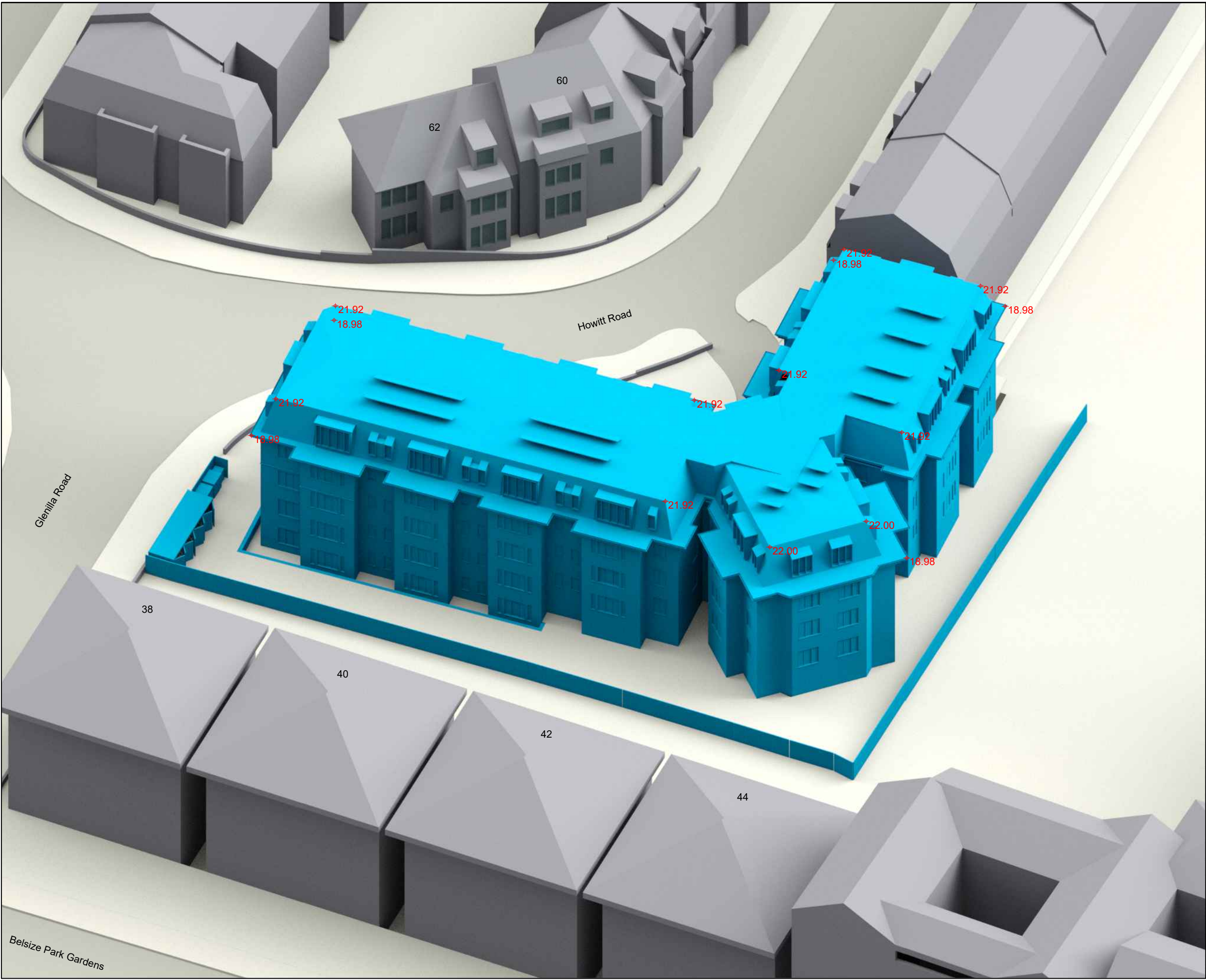
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**KEY**  
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■ Surrounding buildings

Ordinance Datum Heights

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**PROJECT**  
 Howitt Close, Howitt Road,  
 London NW3 4LX

**DRAWING TITLE**  
 Proposed 3D view

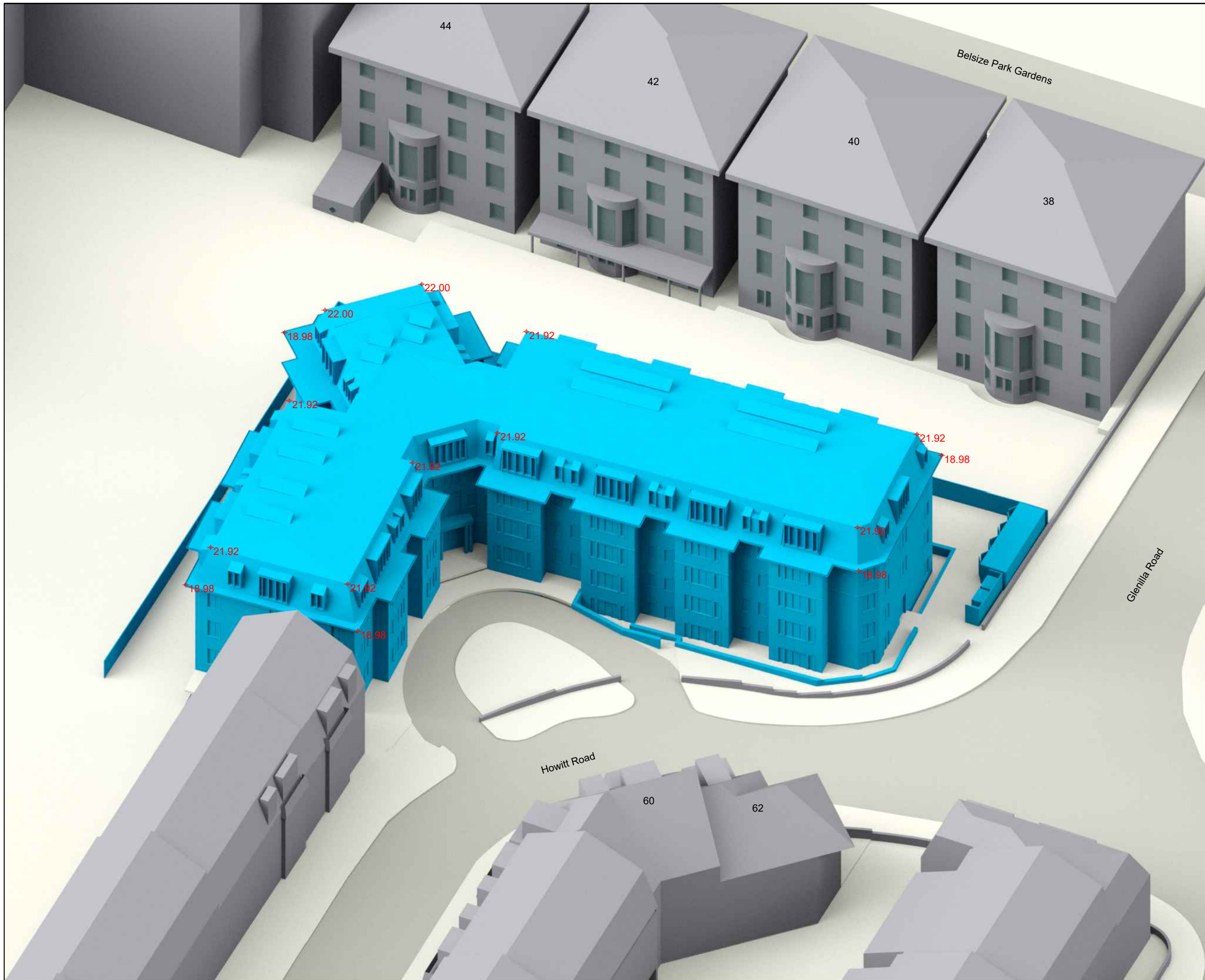
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Belsize Park Gardens





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Ordinance Datum Heights

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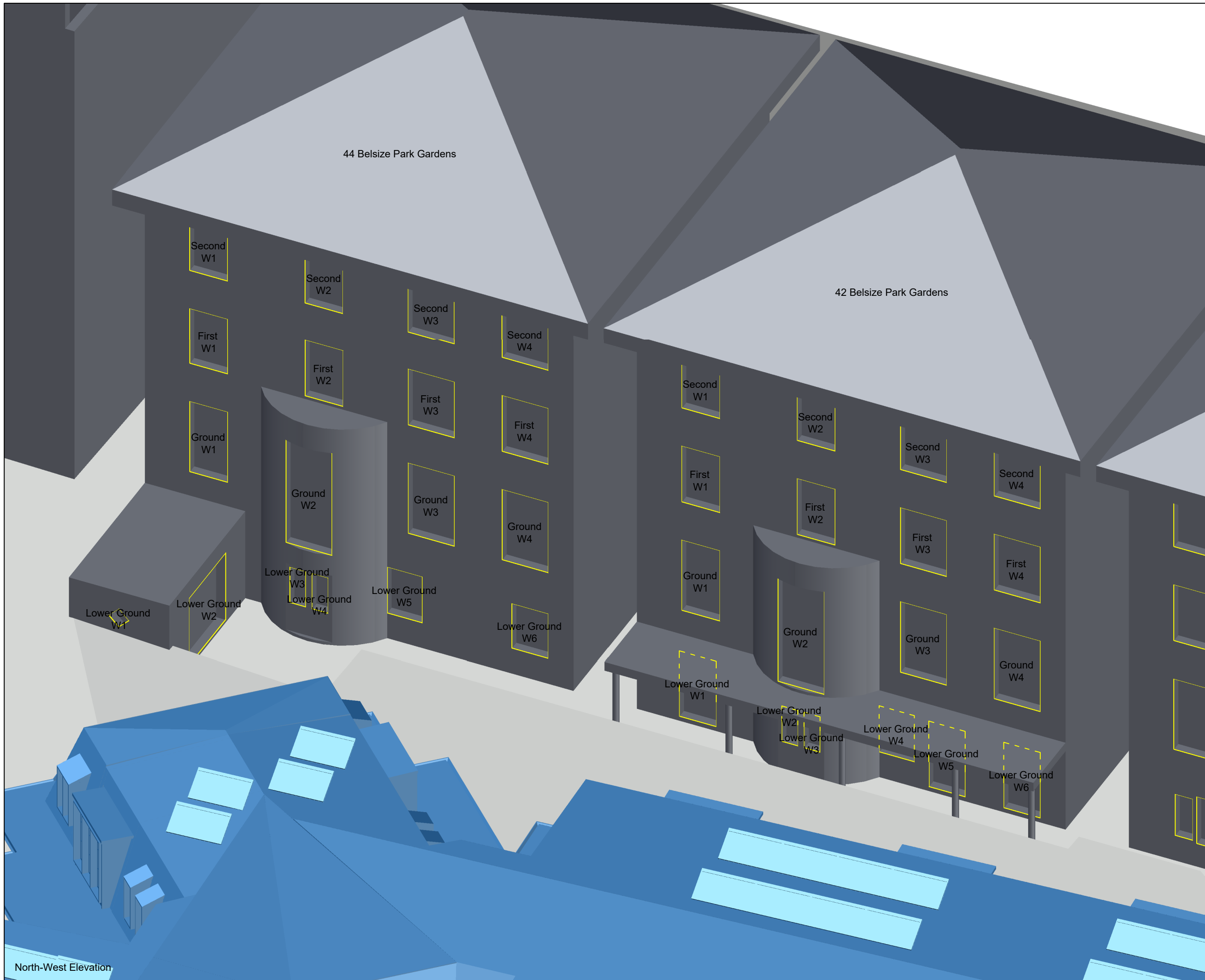
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**DRAWING TITLE**  
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


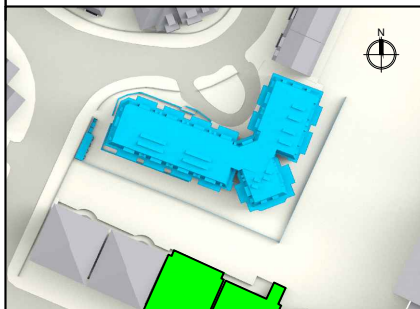
North-West Elevation

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**KEY**  
 Surrounding buildings  
 Window Location



REV	DETAILS	DATE	BY
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**CLIENT**  
 Daejan Properties Limited

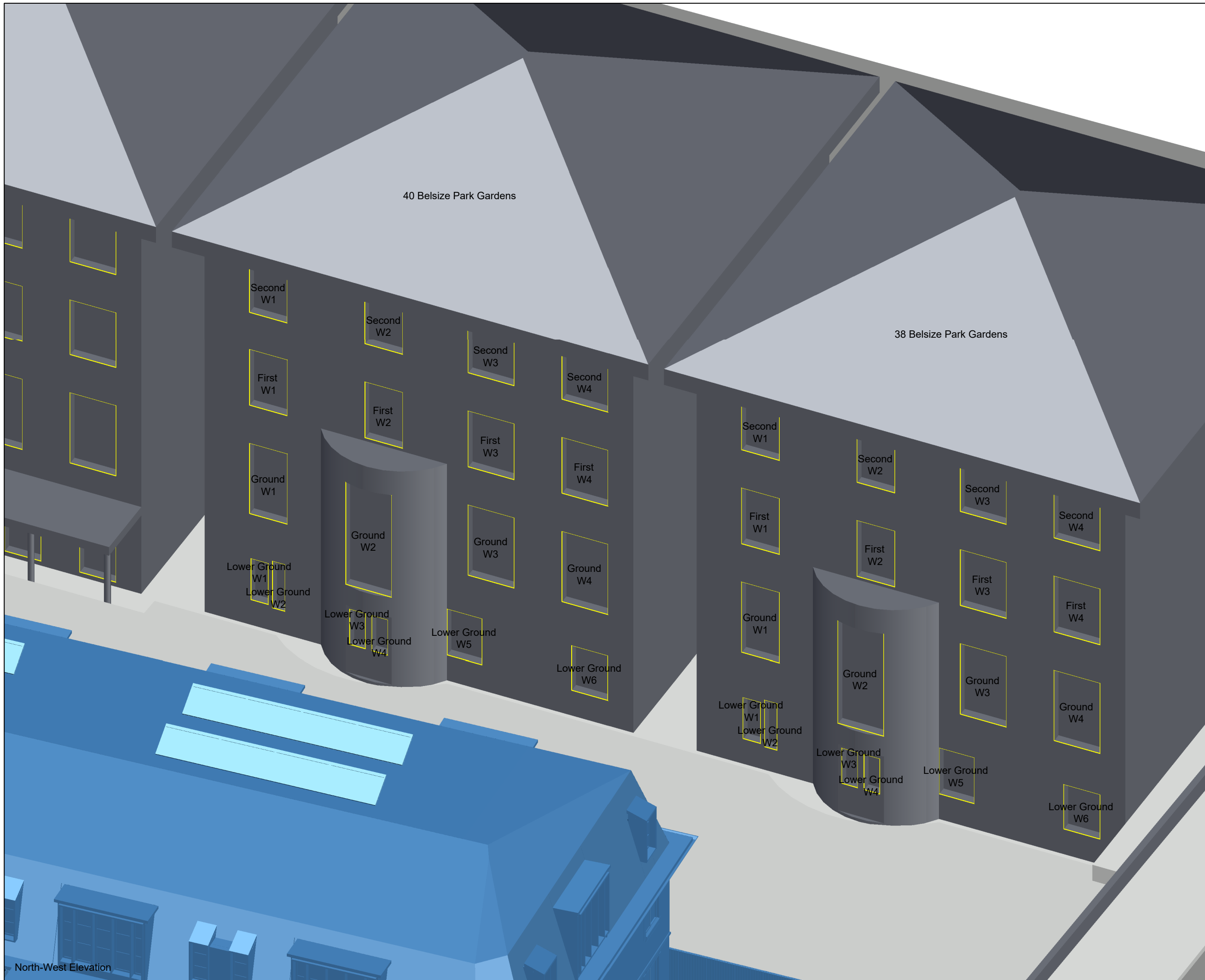
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 Howitt Close, Howitt Road,  
 London NW3 4LX

**DRAWING TITLE**  
 Window Maps  
 42-44 Belsize Park Gardens

<b>SCALE</b> Not to Scale	<b>DATE</b> 30/06/2023
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North-West Elevation

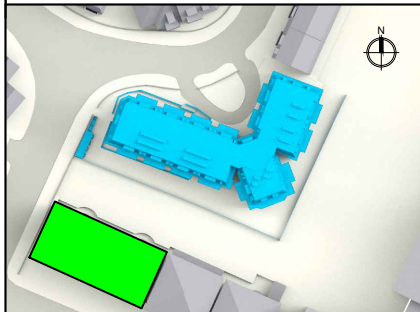
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**KEY**

- Surrounding buildings
- Window Location



REV	DETAILS	DATE	BY
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**CLIENT**  
 Daejan Properties Limited

**PROJECT**  
 Howitt Close, Howitt Road,  
 London NW3 4LX

**DRAWING TITLE**  
 Window Maps  
 38-40 Belsize Park Gardens

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


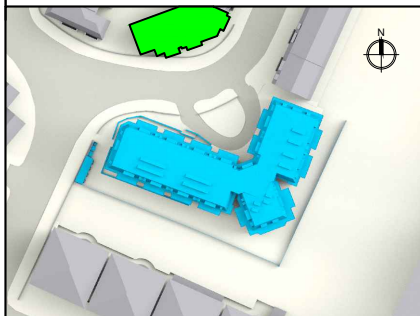


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 Window Location



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A	*	*	*

**CLIENT**  
 Daejan Properties Limited

**PROJECT**  
 Howitt Close, Howitt Road,  
 London NW3 4LX

**DRAWING TITLE**  
 Window Maps  
 60-62 Howitt Road

<b>SCALE</b> Not to Scale	<b>DATE</b> 30/06/2023
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North-West Elevation

**APPENDIX B**

**VERTICAL SKY COMPONENT AND ANNUAL PROBABLE SUNLIGHT HOURS RESULTS  
SPREADSHEET**

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Vertical Sky Component (VSC) Results				VSC	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)	
	Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	
<b>44 Belsize Park Gardens</b>														
Lower Ground - / W1	29.26	28.65	0.61	2	Yes									North Facing
Lower Ground - / W2	17.66	17.12	0.54	3	Yes									North Facing
Lower Ground - / W3	28.45	27.66	0.79	3	Yes									North Facing
Lower Ground - / W4	28.96	28.11	0.85	3	Yes									North Facing
Lower Ground - / W5	27.43	26.41	1.02	4	Yes									North Facing
Lower Ground - / W6	27.53	26.36	1.17	4	Yes									North Facing
Ground - / W1	31.21	30.44	0.77	2	Yes									North Facing
Ground - / W2	32.00	31.10	0.90	3	Yes									North Facing
Ground - / W3	31.24	30.16	1.08	3	Yes									North Facing
Ground - / W4	31.41	30.18	1.23	4	Yes									North Facing
First - / W1	34.35	33.41	0.94	3	Yes									North Facing
First - / W2	34.70	33.57	1.13	3	Yes									North Facing
First - / W3	34.70	33.35	1.35	4	Yes									North Facing
First - / W4	34.62	33.07	1.55	4	Yes									North Facing
Second - / W1	30.90	30.11	0.79	3	Yes									North Facing
Second - / W2	31.22	30.27	0.95	3	Yes									North Facing
Second - / W3	31.40	30.21	1.19	4	Yes									North Facing
Second - / W4	31.53	30.10	1.43	5	Yes									North Facing
<b>42 Belsize Park Gardens</b>														
Lower Ground - / W1	2.21	2.07	0.14	6	Yes									North Facing
Lower Ground - / W2	8.86	7.70	1.16	13	Yes									North Facing
Lower Ground - / W3	9.08	7.92	1.16	13	Yes									North Facing
Lower Ground - / W4	1.25	1.14	0.11	9	Yes									North Facing
Lower Ground - / W5	0.99	0.93	0.06	6	Yes									North Facing
Lower Ground - / W6	2.73	2.49	0.24	9	Yes									North Facing
Ground - / W1	30.05	28.54	1.51	5	Yes									North Facing
Ground - / W2	29.98	28.29	1.69	6	Yes									North Facing
Ground - / W3	29.58	27.74	1.84	6	Yes									North Facing
Ground - / W4	30.11	28.16	1.95	6	Yes									North Facing
First - / W1	34.43	32.50	1.93	6	Yes									North Facing
First - / W2	34.37	32.21	2.16	6	Yes									North Facing
First - / W3	34.37	32.03	2.34	7	Yes									North Facing
First - / W4	34.40	31.93	2.47	7	Yes									North Facing
Second - / W1	31.70	29.85	1.85	6	Yes									North Facing
Second - / W2	31.79	29.72	2.07	7	Yes									North Facing
Second - / W3	31.87	29.66	2.21	7	Yes									North Facing

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Vertical Sky Component (VSC) Results				VSC	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)
	Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Second - / W4	31.94	29.64	2.30	7	Yes	North Facing							
<b>40 Belsize Park Gardens</b>													
Lower Ground - / W1	24.72	23.16	1.56	6	Yes	North Facing							
Lower Ground - / W2	24.53	22.96	1.57	6	Yes	North Facing							
Lower Ground - / W3	24.91	23.30	1.61	6	Yes	North Facing							
Lower Ground - / W4	24.92	23.32	1.60	6	Yes	North Facing							
Lower Ground - / W5	23.90	22.33	1.57	7	Yes	North Facing							
Lower Ground - / W6	26.06	24.60	1.46	6	Yes	North Facing							
Ground - / W1	29.40	27.31	2.09	7	Yes	North Facing							
Ground - / W2	29.57	27.41	2.16	7	Yes	North Facing							
Ground - / W3	29.53	27.46	2.07	7	Yes	North Facing							
Ground - / W4	30.42	28.43	1.99	7	Yes	North Facing							
First - / W1	34.46	31.83	2.63	8	Yes	North Facing							
First - / W2	34.53	31.86	2.67	8	Yes	North Facing							
First - / W3	34.62	31.99	2.63	8	Yes	North Facing							
First - / W4	34.73	32.20	2.53	7	Yes	North Facing							
Second - / W1	32.01	29.65	2.36	7	Yes	North Facing							
Second - / W2	32.05	29.70	2.35	7	Yes	North Facing							
Second - / W3	32.09	29.80	2.29	7	Yes	North Facing							
Second - / W4	32.12	29.93	2.19	7	Yes	North Facing							
<b>38 Belsize Park Gardens</b>													
Lower Ground - / W1	26.35	25.11	1.24	5	Yes	North Facing							
Lower Ground - / W2	26.16	24.94	1.22	5	Yes	North Facing							
Lower Ground - / W3	27.56	26.40	1.16	4	Yes	North Facing							
Lower Ground - / W4	27.75	26.62	1.13	4	Yes	North Facing							
Lower Ground - / W5	26.84	25.83	1.01	4	Yes	North Facing							
Lower Ground - / W6	29.41	28.50	0.91	3	Yes	North Facing							
Ground - / W1	30.46	28.73	1.73	6	Yes	North Facing							
Ground - / W2	31.56	30.06	1.50	5	Yes	North Facing							
Ground - / W3	31.76	30.53	1.23	4	Yes	North Facing							
Ground - / W4	32.98	31.92	1.06	3	Yes	North Facing							
First - / W1	35.04	32.88	2.16	6	Yes	North Facing							
First - / W2	35.42	33.58	1.84	5	Yes	North Facing							
First - / W3	35.73	34.20	1.53	4	Yes	North Facing							
First - / W4	36.02	34.72	1.30	4	Yes	North Facing							
Second - / W1	32.18	30.33	1.85	6	Yes	North Facing							
Second - / W2	32.23	30.72	1.51	5	Yes	North Facing							

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Vertical Sky Component (VSC) Results				VSC	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)
	Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Second - / W3	32.28	31.08	1.20	4	Yes	<i>North Facing</i>							
Second - / W4	32.40	31.41	0.99	3	Yes	<i>North Facing</i>							
<b>62 Howitt Road</b>													
Ground - / W1	25.82	24.12	1.70	7	Yes	60	59	2	Yes	18	17	6	Yes
Ground - / W2	28.75	26.68	2.07	7	Yes	70	68	3	Yes	18	16	11	Yes
First - / W1	31.07	29.02	2.05	7	Yes	71	68	4	Yes	24	21	13	Yes
First - / W2	28.74	26.42	2.32	8	Yes	65	61	6	Yes	24	20	17	Yes
First - / W3	32.40	29.91	2.49	8	Yes	81	77	5	Yes	25	21	16	Yes
Second - / W1	36.58	34.84	1.74	5	Yes	85	85	0	Yes	28	28	0	Yes
<b>60 Howitt Road</b>													
Ground - / W1	30.05	27.90	2.15	7	Yes	73	69	5	Yes	21	17	19	Yes
First - / W1	33.88	31.52	2.36	7	Yes	81	80	1	Yes	25	24	4	Yes
First - / W2	32.58	30.43	2.15	7	Yes	70	69	1	Yes	24	23	4	Yes
Second - / W1	37.03	36.08	0.95	3	Yes	86	85	1	Yes	29	28	3	Yes
Second - / W2	36.82	35.95	0.87	2	Yes	86	86	0	Yes	29	29	0	Yes