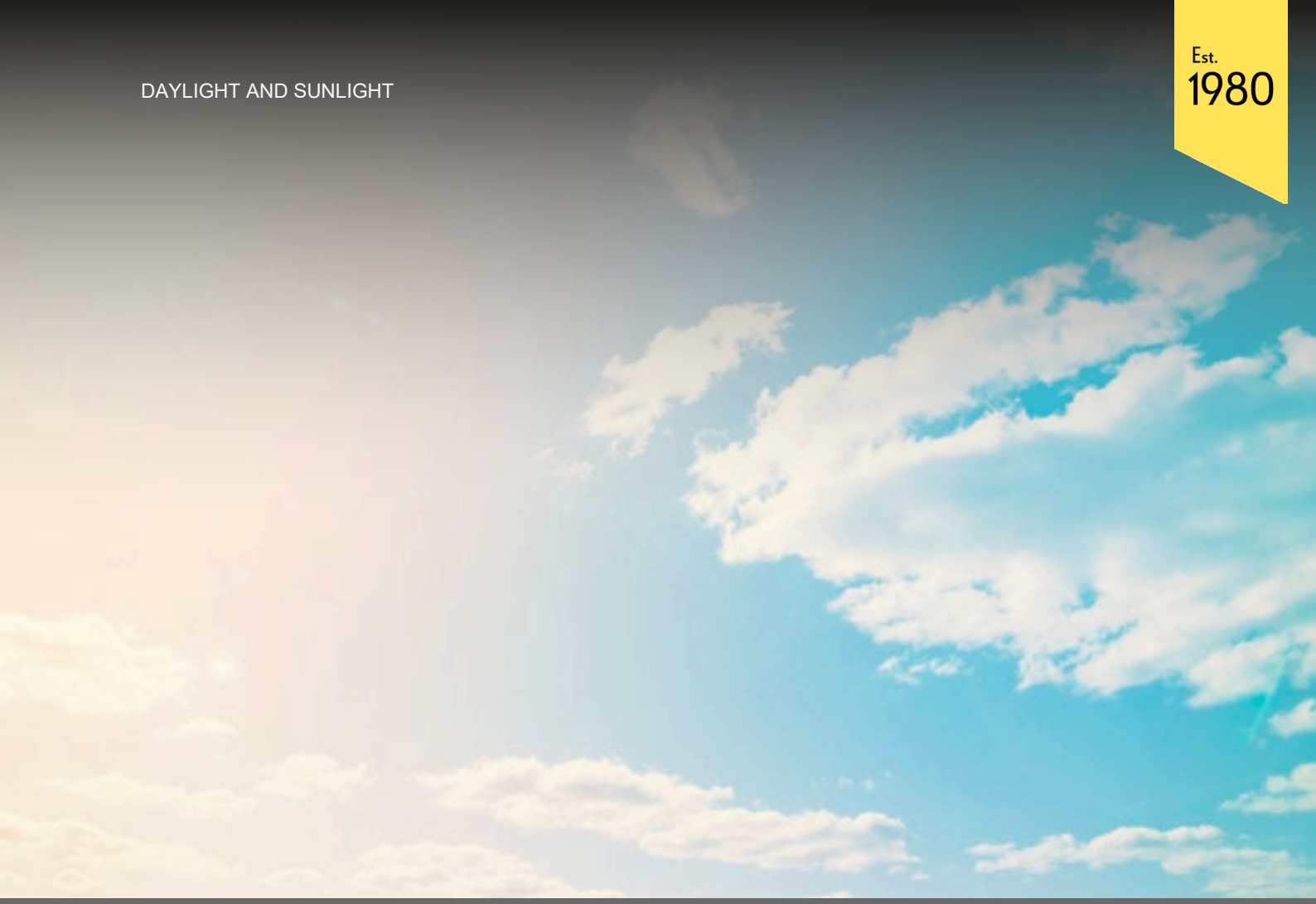
Est. 1980



14A HAMPSTEAD HILL GARDENS, LONDON, NW3 2PL.

Daylight and Sunlight Report
Neighbouring Properties

August 2023

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Statements and opinions in this report are expressed on behalf of Delva Patman Redler LLP.

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CONTENTS

APPENDICES

1.0 INTRODUCTION

Delva Patman Redler LLP have been instructed by The Heritage Practice to assess the potential effects of the proposed development at 14a Hampstead Hill Gardens on daylight and sunlight to existing neighbouring properties.

The site is located at 14a Hampstead Hill Gardens and is shown (*and outlined in red*) in the aerial photo in Figure 1 below.

The proposed development comprises demolition of existing residential garages and erection of a two storey (plus basement) dwelling house and associated works and landscaping.

The daylight and sunlight study has been carried out using the assessment methodology recommended in the Building Research Establishment (BRE) Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022)* ("the BRE guide") and the Professional Guidance Note, *'Daylighting and sunlighting'* (1st edition, 2012), published by the Royal Institution of Chartered Surveyors.

A location drawing of the site and surrounding properties that have been assessed is attached at Appendix A. Our analysis results are attached in the remaining appendices.

Figure 1 - Aerial photo of the site and surrounding buildings (©Bing)

2.0 PLANNING POLICY & GUIDELINES

2.1 National Planning Policy and Guidance

National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It places an emphasis on sustainable development and delivery of housing.

Chapter 11 of the NPPF, entitled *"Making effective use of land"*, promotes the effective use of land in meeting the need for homes and other uses. It gives examples such as developing under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively, and upward extensions to create new homes, where they would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.

In particular, paragraph 125 of the NPPF states:

> *"Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:*
>
> *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)."*

BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022)

The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' (third edition, 2022). It is referred to in the development plan documents or supplementary planning documents of most planning authorities. The BRE guide gives advice on site layout planning of development to retain good daylighting and sunlighting in existing surrounding buildings and to achieve it in new buildings.

The guide states:

> *"(Its) main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."*
>
> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the report should not be seen as a part 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 the many factors in site layout design."*
>
> *"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings… The calculation methods … are entirely flexible in this respect."*

2.2 Regional planning policy

The London Plan (March 2021)

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Its policies should inform decisions on planning applications across the capital.

The Plan notes that if London is to meet the challenges of the future, all parts of London will need to embrace and manage change. In many places, change will occur incrementally, especially in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing. The areas that will see the most significant change are identified as Opportunity Areas, many of which are already seeing significant development. London's Central Activities Zone (CAZ) and town centre network have a crucial role to play in supporting London's growth.

Policy GG2 *'Making the best use of land'*

Policy GG2 states:

> *To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:*
>
> *B prioritise sites which are well-connected by existing or planned public transport*
>
> *C proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling*
>
> *D applying a design–led approach to determine the optimum development capacity of sites*

Policy D3 *'Optimising site capacity through the design-led approach'*

Policy D3 states:

> *A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site…*
>
> *B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling…*

Draft Policy D6 *'Housing quality and standards'* states:

> *D 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."*

Mayor of London's Housing Supplementary Planning Guidance (March 2016 as updated in May 2016 and August 2017)

The Mayor of London's *'Housing Supplementary Planning Guidance'* (March 2016 as updated in May 2016 and August 2017) provides guidance on how to implement the housing policies in the London Plan. It states:

> *"1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and*

overshadowing and where tall buildings are proposed. 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. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."

"1.3.46 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."

Clearly, the guidelines and recommendations given in the BRE guide should be applied with an appropriate degree of flexibility and sensitivity to higher-density housing development, especially in opportunity areas, town centres, large sites and accessible locations. Account should be taken of local circumstances, the need to optimise housing capacity and scope for the character and form of an area to change over time.

2.3 Local planning policy

The development site is located within London Borough of Camden. It is understood that the Council's local planning policy seeks to reasonably safeguard daylight and sunlight amenity to existing surrounding properties and therefore the following local planning policies and guidance have been considered within this report.

Camden Local Plan 2017

The Camden Local Plan (adopted 3 July 2017) contains the following policies that are relevant to daylight and sunlight.

Policy A1 'Managing the impact of development' 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;

Camden Planning Guidance, 'Amenity'

Camden's Planning Guidance on Amenity (adopted January 2021) contains supplementary planning guidance of relevance to daylight and sunlight. It states:

The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's 'Site layout planning for daylight and sunlight: A guide to good practice'.

Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.

The Council aims to protect the quality of life of occupiers and neighbours through Local Plan policy A1 Managing the Impact of Development, which seeks to ensure that

development does not cause unacceptable harm to amenity, including in terms of daylight and sunlight.

Flexible consideration of daylight and sunlight

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 flexibly where appropriate, taking into account site specific circumstances and context.

3.0 ASSESSMENT METHODOLOGY

The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodology recommended in the abovementioned BRE guide. The methodology is described below.

3.1 Daylight to neighbouring buildings

The BRE guide states:

> *"In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings.*
>
> *The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms.*
>
> *Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints."*

To determine which buildings may need to be assessed, it states:

> *"If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25°, then a more detailed check is needed to find the loss of skylight to the existing buildings."*

To quantify the available daylight to existing neighbouring buildings, the BRE guide proposes two principal methods of measurement, neither of which carries more importance than the other, the tests involve:

i) calculating the vertical sky component (VSC) at the centre of each main window on the outside plane of the window wall, which measures the total amount of skylight available to that window; and

ii) plotting the no-sky line (NSL) on the working plane inside a room and measuring the area that can receive direct skylight, which assesses the distribution of daylight around the room.

The VSC is defined as:

> *"The amount of skylight falling on a vertical wall or window ... This is the ratio of the direct sky illuminance falling on the vertical wall at a reference point (usually the centre of the window), to the simultaneous horizontal illuminance under an unobstructed sky. The standard CIE … overcast sky is used, and the ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall.*

The VSC therefore measures the daylight available at the window, but as it does not take account of the size or number of windows serving it, it does not measure light inside the room. The guide states:

> *"Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window … For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."*

The NSL test is described thus:

> *"Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no-sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are less important. In non-domestic buildings each main room*

where daylight is expected should be investigated. The no-sky line divides points on the working plane which can and cannot see the sky."

3.2 Sunlight to neighbouring buildings

The BRE guide states:

"In designing a new development or extension to a building, care should be taken to safeguard the access to sunlight both for existing dwellings, and for any nearby non-domestic buildings where there is a particular requirement for sunlight.

Obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90˚ of due south of a main window wall of an existing building, and*
- *in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25˚ to the horizontal measured from the centre of the lowest window to a main living room.*

To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90˚of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

A point at the centre of the window on the outside face of the window wall may be taken [as the calculation point]."

To quantify the available sunlight, the BRE guide advises measuring the percentage of annual probable sunlight hours (APSH), which is defined as follows:

"'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question".

Probable sunlight hours is the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground when clouds are taken into account.

The BRE publishes APSH indicators for three latitudes in the UK: London (51.5°N, 1486 unobstructed hours), Manchester (53.5°N, 1392 unobstructed hours) and Edinburgh (56°N, 1267 unobstructed hours). The assessment uses whichever indicator is nearest to the latitude of the proposed development.

The assessment calculates the percentage of APSH over the whole year (annual sunlight) and between 21 September and 21 March (winter sunlight).

3.3 Scope of assessment

Surrounding properties

We have scoped our assessment of the impact of the proposed development on daylight and sunlight to existing surrounding properties having regard to the recommendations in the BRE guide, including the above-mentioned preliminary 25° angle test and 90° orientation tests, and using professional judgement.

In theory, the BRE guidelines may be applied to non-domestic buildings where occupants have a reasonable expectation of daylight (including schools, hospitals, hotels and hostels, small workshops, and some offices) and any with a specific requirement for sunlight. However, it is common practice for studies for planning applications to assess residential properties only, unless the neighbouring buildings are sensitive receptors with a greater requirement for daylight or sunlight, such as residential care homes, schools, or patient wards in hospitals.

We have therefore assessed the potential impacts on the existing surrounding residential properties.

For neighbouring residential properties, the BRE guide regards bedrooms as less important for daylight and both kitchens and bedrooms as less important for sunlight. Bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

3.4 Method of assessment

We have used 3D computer modelling and specialist software to run the assessments recommended in the BRE guide.

Drawings of our 3D computer model used in our assessment are attached at Appendix A including the following:

- Site location plan showing the neighbouring properties assessed
- Key building heights drawing showing a 3D view in the existing and proposed conditions
- Window location drawings show the neighbouring windows that have been assessed

The numerical results of our daylight and sunlight calculations are tabulated and appended to this report. For the assessment of impact on surrounding properties the calculations have been run in both the existing and proposed conditions, so that the potential loss or gain in light is quantified. This is then presented, both on an absolute scale and a comparative scale, measuring the percentage loss of light or factor of former value for the light that will be retained.

4.0 RESEARCH UNDERTAKEN AND ASSUMPTIONS MADE

To aid accuracy of the assessment and interpretation of the results, we have carried out online searches to try to obtain floor plans for the neighbouring buildings, including from online planning application records and general estate agency websites. This is the approach recommended in the Professional Guidance Note, *'Daylighting and sunlighting'* (1st edition, 2012), published by the Royal Institution of Chartered Surveyors, which states:

> *"As a minimum, and subject to any limitations relating to a client instruction, surveyors should undertake searches of the local authority's planning portal to establish existing or proposed room layouts of neighbouring properties if they are available. This will ensure a robust approach and enable the surveyor to produce reliable information for daylight distribution analysis, or if average daylight factor (ADF) tests are appropriate … Surveyors should also use the internet to search for other relevant information, including estate agent details, which commonly include plans of properties that can also be useful in determining a room layout or use."*

Properties where we were able to find floor plans showing the internal layouts are listed in Table 1 below. Properties plans w were unable to find are not listed. The property reference numbers cross-refer to the location drawing at Appendix A.

Table 1 - Information sources for neighbouring buildings

Ref	Address	Information obtained
1	23 Hampstead Hill Gardens	Plans from planning archive
2	23a Hampstead Hill Gardens	Plans from planning archive
4	12 Hampstead Hill Gardens	Mirror Plans of No:10 HHG from planning archive
	14 Hampstead Hill Gardens	Plans provided

Where we have found drawings, we have based the room layouts and, where possible, the floor levels in our assessment model on the drawings, both for that building and any similar neighbouring buildings.

Where we were unable to obtain drawings, we have made reasonable assumptions as to room layouts, room uses and floor levels within the neighbouring properties. Typically, that involves adopting a generic 4m-deep room for residential premises, unless the style of building suggests otherwise. In the absence of suitable plans, estimation is a conventional approach.

Plans obtained for 14 Hampstead Hill Gardens illustrate that there will be no habitable rooms with an aspect of the development site. The only rooms facing the site are circulation areas and bathrooms.

The design team research has also determined, in discussion with the neighbouring 14 Hampstead Hill Gardens property owners, that none of the flank windows of this building serve habitable rooms. As this point has been confirmed directly, analysis is not required of 14 Hampstead Hill Gardens.

There has been correspondence with the residence of 12 Hampstead Hill Gardens and it is understood that there are side windows facing the development site which serve a kitchen, but the configuration is unclear and requests for access to verify these have been denied.

Some historic plans have been obtained for 12 Hampstead Hill Gardens and, for comparative adjacent/mirrored review only, 10 Hampstead Hill Gardens.

The configuration for No.12 in those drawing illustrates the use of the space as a children's lavatory and playrooms which is clearly not the current uses of the spaces. The layouts for No. 10 (which are also historic) illustrate a kitchen central to the footprint of the building with separate rooms front and rear.

Based on the available drawings there would appear 3 possible scenario options for the position of the kitchen at No.12:

A. The kitchen is at the front of the house also served from 1 side window *(kitchen area shaded in green on the plan below).* There is also an existing flue and stack which serves the front LHS room (refer to plan below) which seems to suggest kitchen.

If only 1 window on the flank serves the kitchen, then this space would have to also be lit from the front otherwise there would be insufficient space. From the drawing information this would seem likely however, an external inspection actually suggests that the kitchen is not located at the front of the house.

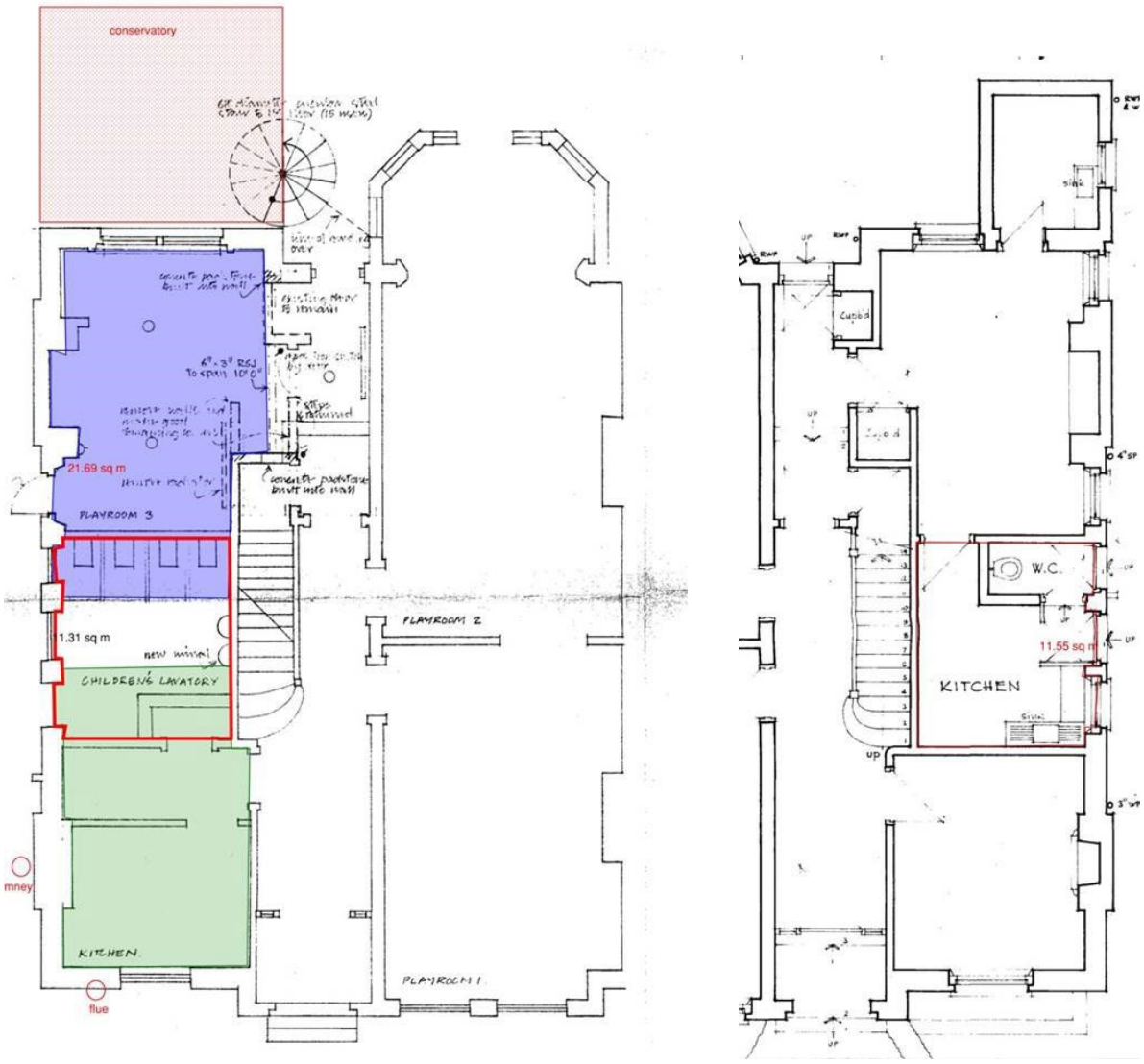
B. The kitchen is in the rear (*area shaded in blue*). Served by 1 flank window.

   This space would also be served by light from the rear conservatory which one would assume these spaces to be connected and thereby sharing light.

C. The kitchen is in the centre of the plan (*outlined centrally in bold red*). If this is the case the room would be under 13sqm *(refer to the plans below)*.

Whilst the BRE identify kitchens as habitable spaces for the purposes of assessment a kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small or if the property has a separate dining area, then accepted practice can be to treat the kitchen as a non-habitable room.

The image plan on the LHS below illustrates the 3 possible scenario options (*A, B and C detailed above*) of the ground floor configuration of No.12 overlaid onto the historic layout drawing. The image plan on the RHS illustrates, for comparative review, the ground floor configuration for No.10 illustrating the central kitchen (*outlined centrally in fine red*).



Given that the external site inspection appears to have discounted the layout in green (as above) the two alternative scenarios B & C have been considered in this report.

5.0 SIGNIFICANCE CRITERIA

5.1 BRE standard numerical guidelines

Surrounding properties

The BRE guide sets out numerical guidelines against which the potential effects of proposed development on daylight and sunlight to surrounding properties may be assessed. The default numerical guidelines are summarised in Table 2 below.

Table 2 - BRE numerical criteria for neighbouring properties

Issue	BRE Default Criteria
Daylight to neighbouring buildings	Daylight will be adversely affected if either: • the vertical sky component (VSC) measured at the centre of the window is reduced to less than 27% and less than 0.8 times its former value, or • the area of the working plane in a room which can receive direct skylight, i.e. is within no-sky line (NSL), is reduced to less than 0.8 times its former value.
Sunlight to neighbouring buildings	Sunlight will be adversely affected if the centre of the window will: • receive less than 25% of annual probable sunlight hours (APSH) or less than 5% APSH during the winter months (21 September to 21 March) and • less than 0.8 times its former sunlight hours during either period and • the reduction in sunlight over the whole year will be greater than 4% APSH.

In short, the BRE guidelines work on the general principle that, except where certain minimum values are retained (i.e. 27% VSC, 25% APSH annually and 5% APSH in winter), a reduction in light to less than 0.8 times its former value (i.e. more than 20% reduction) will be noticeable to the occupiers.

5.2 Flexible application of the numerical guidelines

As noted above in section 2.1, the numerical guidelines given in the BRE guide should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. We set out below a main example of that flexible approach which is relevant in this case.

Reasonableness of retained values in a site's context

As noted in section 2.0 of this report, the BRE guide states that its default numerical guidelines are not mandatory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design. In certain circumstance, such as city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

Therefore, the assessment results must be interpreted carefully, with due consideration given to the site context and whether acceptable amounts of daylight and sunlight will be retained for an urban context.

This is further emphasised in the Mayor of London's *'Housing Supplementary Planning Guidance'* and Chapter 11 of the NPPF, as explained above.

Ultimately, whether affected properties would be left with acceptable levels of daylight and sunlight in their neighbourhood context, having regard to all relevant planning policies and guidance, is a matter of judgement and opinion.

6.0 BASELINE CONDITION FOR NEIGHBOURING PROPERTIES

An analysis has been undertaken of the daylight and sunlight levels in the neighbouring buildings in the baseline condition with the existing site massing in place. The existing site massing is shown coloured grey on the key building heights drawing at Appendix A.

The existing buildings on the site comprise two garages of a single storey build.

The daylight and sunlight levels in the baseline condition are shown in the results tables in Appendix B under the 'Existing' column headings.

It is against this baseline condition that the effects of the proposed development have been assessed.

7.0 EFFECTS OF PROPOSED DEVELOPMENT ON NEIGHBOURING PROPERTIES

7.1 Daylight to neighbouring properties

VSC and NSL

The results of the VSC and NSL analysis are tabulated in Appendix B and summarised in Table 3 and Table 4 below.

Table 3 - Number of rooms experiencing VSC effects as a result of the proposed development

Address	Total number of rooms tested	Number of rooms meeting VSC guidelines	Number of rooms with impacts beyond VSC guidelines
23 Hampstead Hill Gardens	10	10	0
23a Hampstead Hill Gardens	4	4	0
25 Hampstead Hill Gardens	6	6	0
12 Hampstead Hill Gardens (scenario C)	1	0	1
Total	**21**	**20**	**1**

Of the 21 habitable rooms assessed in neighbouring properties, Table 3 shows that 20 (95%) would satisfy with the BRE guidelines for VSC with a single infringement to the adjacent neighbouring 12 Hampstead Hill Gardens property.

Table 4 - Number of rooms experiencing NSL effects as a result of the proposed development

Address	Total number of rooms tested	Number of rooms meeting NSL guidelines	Number of rooms with impacts beyond NSL guidelines
23 Hampstead Hill Gardens	10	10	0
23a Hampstead Hill Gardens	4	4	0
25 Hampstead Hill Gardens	6	6	0
12 Hampstead Hill Gardens (scenario C)	1	0	1
Total	**21**	**20**	**1**

Of the 21 habitable rooms assessed in neighbouring properties, Table 3 shows that 20 (95%) would satisfy with the BRE guidelines for NSL with a single infringement to the adjacent neighbouring 12 Hampstead Hill Gardens property.

As described in Section 4.0 above the actual ground floor configuration for No.12 is unclear. The assessment of scenario C accounts for a kitchen space which would be less than 13sq m and generally considered too small to provide anything other than a space for food preparation and with a separate dining room either to the front or the rear of the property.

Assessment of the alternative configuration of Scenario B configuration for the ground floor provides for a dual aspect space and whilst this alterative scenario also illustrates that those side windows will experience reductions in the light received the dual aspect nature of such a space would determine that the distribution of light in the space will remain well in excess of the daylight distribution guidelines demonstrating that the effects on the room as a whole will be minimal.

The daylight distribution contour plot NSL_002 within Appendix A highlights on plan the assumed layout and alternative probable layout and their relative areas of sky visibility experienced.

The tabulated results for this alternative scenario are also labelled and highlighted within the results summary in Appendix B.

Overall, the proposed scheme would have negligible impact on daylight to the neighbouring residential properties, with only a single isolated infringement of the guidelines. This single daylight transgression is isolated to the ground floor of No.12 Hampstead Hill Gardens. The two alternative assessments for this property illustrate a small ground floor kitchen which may, in fact be deemed as ‘non-habitable’ due to size, or a dual aspect lit space which will retain very good levels of light distribution post development and retained levels of average VSC that are consistent with urban locations.

7.2 Sunlight to neighbouring properties

The results of the annual and winter sunlight analyses are tabulated in Appendix B and summarised Table 5 below.

Table 5 - Number of rooms experiencing APSH effects as a result of the proposed development

Address	Total number of rooms tested	Number of rooms meeting APSH guidelines	Number of rooms with impacts beyond APSH guidelines
23 Hampstead Hill Gardens	4	4	0
23a Hampstead Hill Gardens	N/A	N/A	N/A
25 Hampstead Hill Gardens	4	4	0
12 Hampstead Hill Gardens	N/A	N/A	N/A
Total	**8**	**8**	**0**

Table 5 shows that of the 8 rooms windows assessed in two neighbouring properties, all (100%) would satisfy the BRE guidelines for both annual and winter APSH.

Overall, the proposed scheme would have negligible impact on sunlight to the neighbouring residential properties assessed with full compliance with the BRE guidelines.

8.0 CONCLUSION

The site is in an urban location within the north-west of London with the majority of surrounding buildings serving use as residential dwellings.

The proposed development comprises demolition of existing residential garages and erection of a two storey (plus basement) dwelling house and associated works and landscaping.

We have assessed the potential effects of the proposed development on daylight and sunlight to surrounding residential properties using the methodology recommended in the BRE guidelines, *Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022)*. The assessment has been run in the existing baseline and proposed development conditions and the potential effects of the proposed development have been quantified.

The advice contained in the BRE guide is not mandatory and its numerical guidelines should be interpreted flexibly.

Overall, the proposed scheme would have negligible impact on daylight to the neighbouring residential properties, with only a single isolated infringement of the guidelines. The studies undertaken for this isolated ground floor room illustrate the effects based on alternative scenarios and the two alternative assessments illustrate a small ground floor kitchen which may, in fact be deemed as ‘non-habitable’ due to size, or a dual aspect lit space which will retain very good levels of light distribution post development and retained levels of average VSC that are consistent with urban locations.

Overall, the proposed scheme would have negligible impact on sunlight to the neighbouring residential properties assessed with full compliance with the BRE guidelines.

The Camden Local Plan Policy A1, has been reviewed and the proposal adheres with the guidance suggestions by considering the relevant BRE guidelines.

The Camden Planning Guidance for Amenity has also been reviewed and the proposal adheres with the guidance as daylight and sunlight has been reviewed and reported using the tools cited in the BRE guidelines.

In conclusion, it is submitted that the layout of the proposed development is consistent with the Council’s local planning policy on daylight and sunlight.

Delva Patman Redler LLP
Chartered Surveyors

APPENDIX A

LOCATION DRAWINGS

LOC_DS_002

SPT_003

LOC_003 & 004

NSL_002

NEIGHBOURING PROPERTIES CONSIDERED FOR ANALYSIS

1: 23 Hampstead Hill Gardens:
Dwg No: 20142-LOC-003

2: 23a Hampstead Hill Gardens:
Dwg No: 20142-LOC-003

2: 25 Hampstead Hill Gardens:
Dwg No: 20142-LOC-003

4: 12 Hampstead Hill Gardens::
Dwg No: 20142-LOC-004

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:
- Existing
- Surrounding
- Neighbouring Properties

SOURCE DATA:
Surrounding Context:
3D Accucities Model

Existin and Surrounding:
Warner Surveys:
Dwg No's:
- RT319/0287/P-0001
- RT319/0300/P/0001 - 0002

NOTES:
Relevant neighbouring properties considered for analysis

REV	Description	Drawn	Ch'kd	Date

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Liverpool 0151 242 0980

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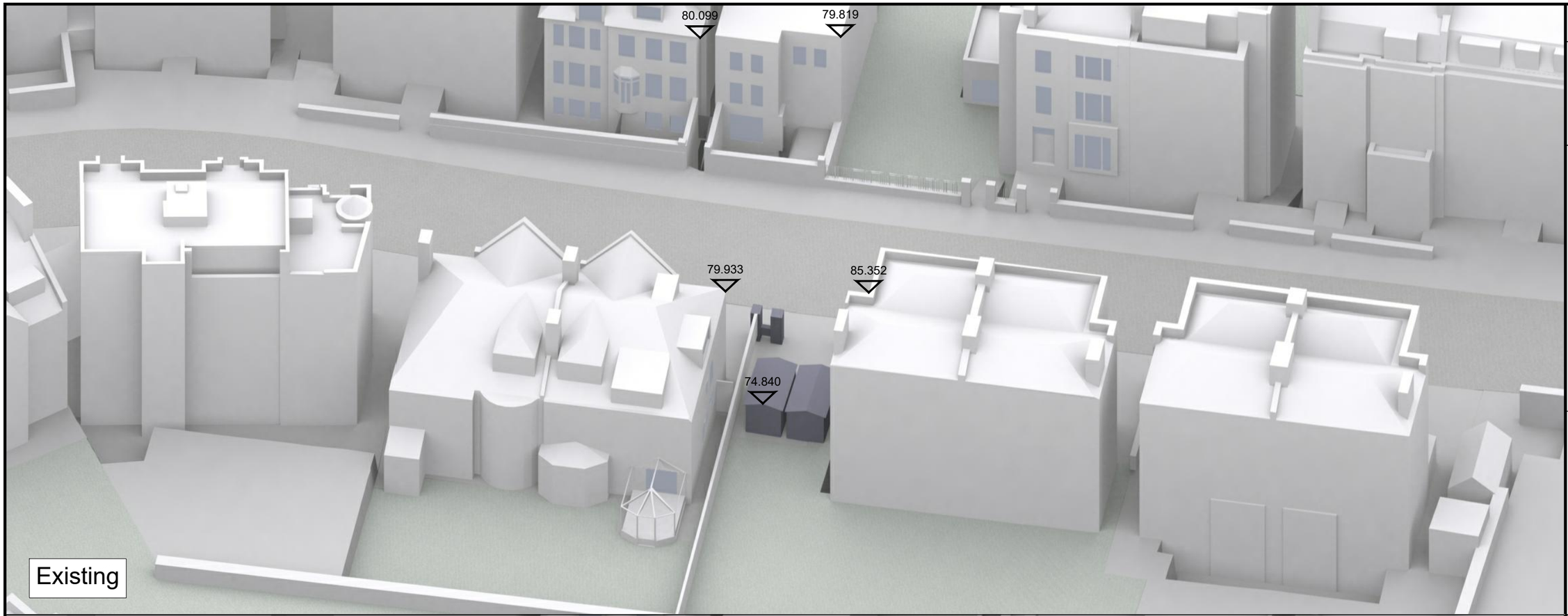
TITLE:
14a HAMPSTEAD HILL GARDENS,
LONDON, NW3 2PL.

DRAWING:
LOCATION PLAN
Daylight and Sunlight

DRAWN: VK	JOB NBR: 20142
SCALE: 1:400@A3	
DATE: 22/01/2021	
DWG NO: LOC_DS_002	REV: -



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing
- Proposed
- Surrounding

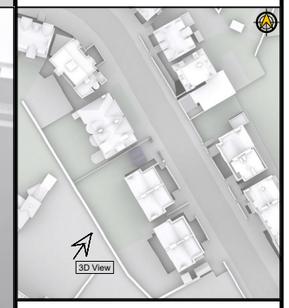
SOURCE DATA:

Surrounding Context:
3D Accucities Model

Existing and Surrounding:
Warner Surveys:
Dwg No's:
- RT319/0287/P-0001
- RT319/0300/P/0001 - 0002

Proposed:
Echlin Architects:
(Scheme Information Received 02.05.2023)
Dwg No's: 2112/PL/113 & 120-123

NOTES:
All heights given in m AOD



REV	Description	Drawn	Ch'kd	Date

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TITLE:
14a HAMPSTEAD HILL GARDENS,
LONDON, NW3 2PL.

DRAWING:
EXISTING & PROPOSED SCENARIOS
Plan and 3D Views

DRAWN: VK	JOB NBR: 20142
SCALE: NTS	
DATE: 11/05/2023	
DWG NO: SPT_003	REV: -

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing
- Surrounding
- W1 Windows tested Daylight only
- W1 Windows tested Daylight & Sunlight

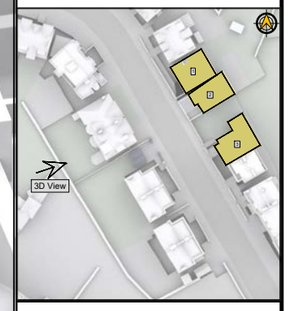
SOURCE DATA:

Surrounding Context:
3D Accucities Model

Existin and Surrounding:
Warner Surveys:
Dwg No's:
- RT319/0287/P-0001
- RT319/0300/P/0001 - 0002

NOTES:

-



REV	Description	Drawn	Ch'kd	Date

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TITLE:

14a HAMPSTEAD HILL GARDENS,
LONDON, NW3 2PL.

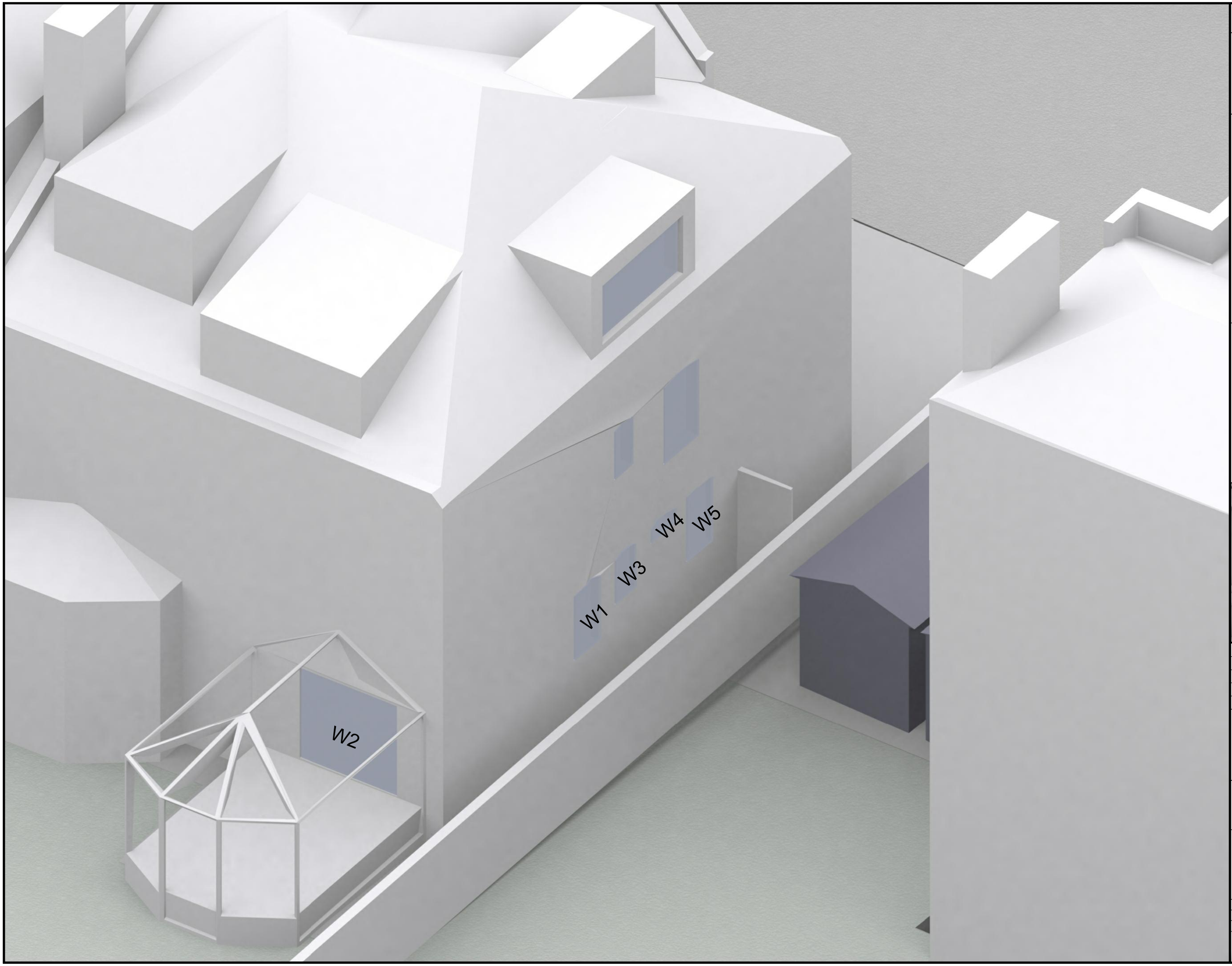
DRAWING:

KEY WINDOW LOCATIONS
Plan and 3D View

23, 23a and 25 Hampstead Hill Gardens

DRAWN: VK	JOB NBR: 20142
SCALE: NTS	
DATE: 22/01/2021	

DWG NO:	REV:
LOC_003	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing
- Surrounding
- W1 Windows tested Daylight only
- W1 Windows tested Daylight & Sunlight

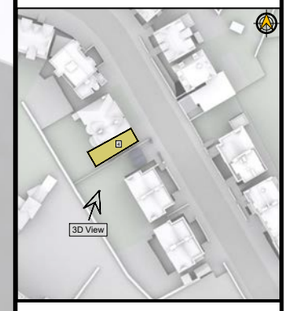
SOURCE DATA:

Surrounding Context:
3D Accucities Model

Existin and Surrounding:
Warner Surveys:
Dwg No's:
- RT319/0287/P-0001
- RT319/0300/P/0001 - 0002

NOTES:

-



REV	Description	Drawn	Ch'kd	Date

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TITLE:

14a HAMPSTEAD HILL GARDENS,
LONDON, NW3 2PL.

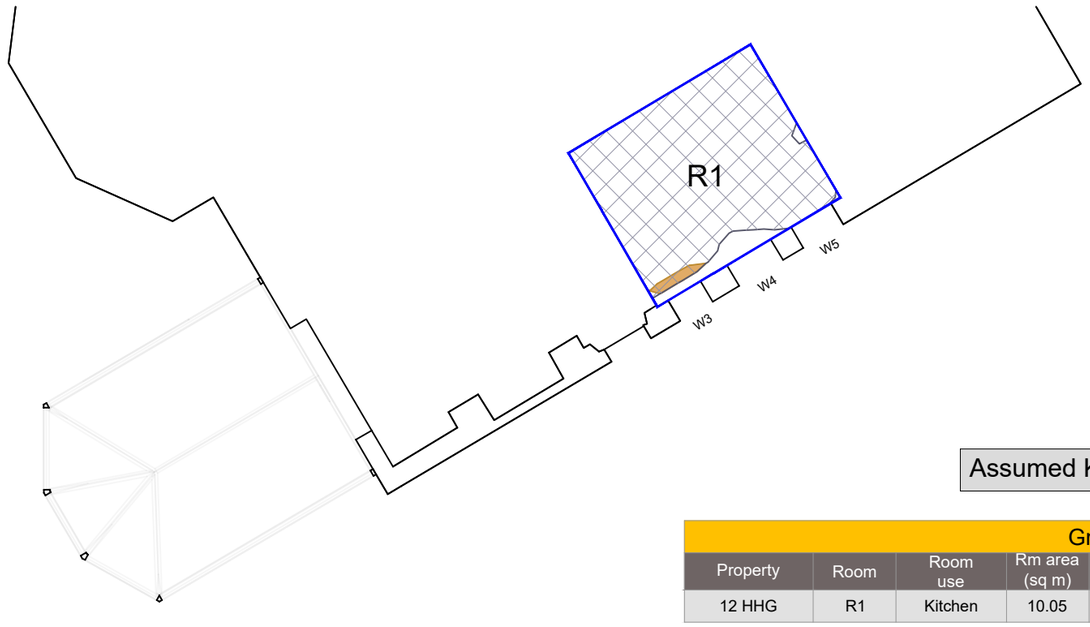
DRAWING:

KEY WINDOW LOCATIONS
Plan and 3D View

12 Hampstead Hill Gardens

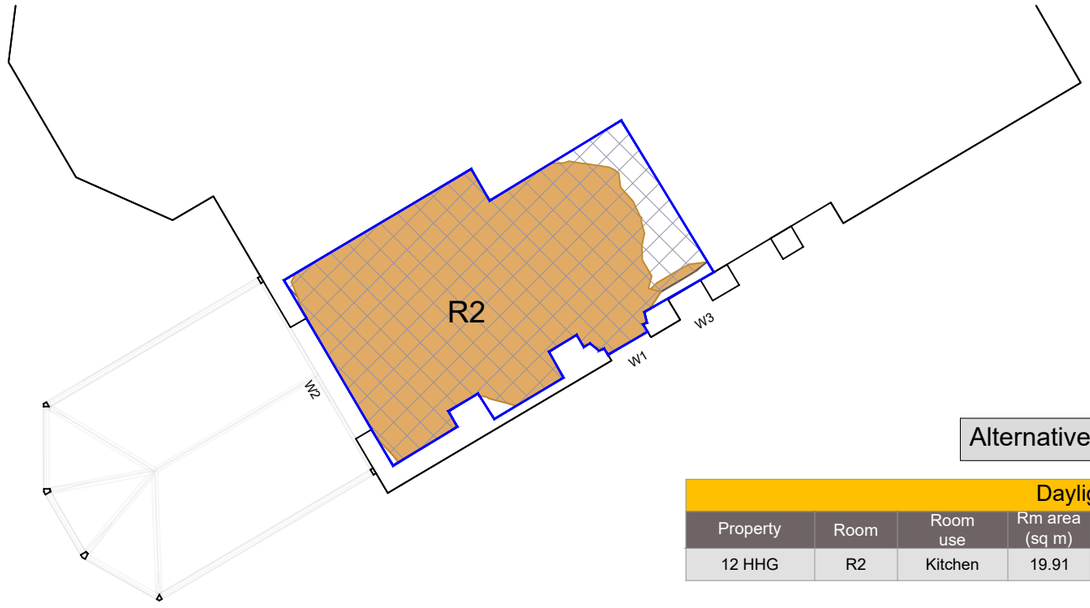
DRAWN: VK	JOB NBR: 20142
SCALE: NTS	
DATE: 22/01/2021	

DWG NO:	REV:
LOC_004	-



Assumed Kitchen Layout

Ground Floor									
Property	Room	Room use	Rm area (sq m)	Existing (sq m)	Proposed (sq m)	Existing (%)	Proposed (%)	Loss (sq m)	Pro./Ex. (ratio)
12 HHG	R1	Kitchen	10.05	9.44	0.51	94	5	8.93	0.05



Alternative Probable Kitchen Layout

Daylight Distribution									
Property	Room	Room use	Rm area (sq m)	Existing (sq m)	Proposed (sq m)	Existing (%)	Proposed (%)	Loss (sq m)	Pro./Ex. (ratio)
12 HHG	R2	Kitchen	19.91	19.59	17.56	98	88	2.03	0.90

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing Sky Visibility Area
- Proposed Sky Visibility Area
- Area of Sky Visibility Loss
- Area of Sky Visibility Gain

SOURCE DATA:

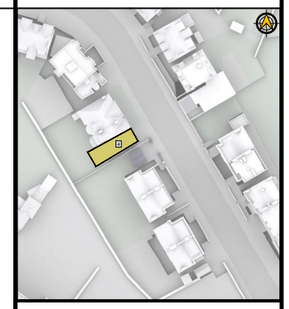
Surrounding Context:
3D Accucities Model

Existing and Surrounding:
Warner Surveys:
Dwg No's:
- RT319/0287/P-0001
- RT319/0300/P/0001 - 0002

Proposed:
Echlin Architects:
(Scheme Information Received 02.05.2023)
Dwg No's: 2112/PL/113 & 120-123

NOTES:

- The No Sky Line(NSL) divides those areas of the working plane which can receive sky visibility, from those which cannot. It indicates how the daylight distirbution is within a room.



REV	Description	Drawn	Ch'kd	Date

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TITLE:
14a HAMPSTEAD HILL GARDENS,
LONDON, NW3 2PL.

DRAWING:
DAYLIGHT DISTRIBUTION CONTOURS
Plan View
12 Hampstead Hill Gardens Layouts in,
- Assumed Kitchen Layout Form &
- Alternative Kitchen Layout Form

DRAWN: VK	JOB NBR: 20142
SCALE: 1:100@A3	
DATE: 11/05/2023	
DWG NO: NSL_002	REV: -

APPENDIX B

DAYLIGHT & SUNLIGHT ANALYSIS RESULTS – NEIGHBOURING PROPERTIES

Property, room & window attributes					VSC				Mean VSC (room)				NSL				APSH (room)						
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m^2)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
Note: Red = outside BRE guidelines; Blue = gain in light																							
23 HHG																							
Lower Ground	R1	Living Room	W1	↙	16.6	16.6	0.0	1.00															
		Living Room	W2	↙	20.8	20.8	0.0	1.00	18.7	18.7	0.0	1.00	56%	56%	0.00	1.00	31	31	0	N/A	1	1	N/A*
	R2	Living Room	W3	↙	23.8	23.8	0.0	1.00															
		Living Room	W4	↙	24.4	24.4	0.0	1.00															
		Living Room	W5	↙	24.5	24.5	0.0	1.00	24.2	24.2	0.0	1.00	68%	68%	0.01	1.00	41	41	N/A	N/A	9	9	N/A
Ground	R1	Bedroom	W1	↙	30.2	30.1	N/A	N/A															
		Bedroom	W2	↙	30.0	29.8	N/A	N/A	30.1	30.0	N/A	N/A	100%	100%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Kitchen	W3	↙	28.1	28.0	N/A	N/A															
		Kitchen	W4	↙	28.9	28.8	N/A	N/A															
		Kitchen	W5	↙	29.6	29.5	N/A	N/A															
		Kitchen	W6	↙	29.6	29.5	N/A	N/A															
		Kitchen	W7	↙	30.8	30.8	N/A	N/A															
		Kitchen	W8	←	27.5	27.5	N/A	N/A															
		Kitchen	W9	←	28.3	28.3	N/A	N/A	29.0	28.9	N/A	N/A	100%	100%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R3	Living Room	W10	↙	29.4	29.3	N/A	N/A															
		Living Room	W11	↙	29.8	29.7	N/A	N/A															
		Living Room	W12	↙	29.8	29.7	N/A	N/A	29.6	29.6	N/A	N/A	99%	99%	0.00	1.00	55	55	N/A	N/A	17	17	N/A
First	R1	Kitchen	W1	↙	32.7	32.6	N/A	N/A															
		Kitchen	W2	↙	32.6	32.5	N/A	N/A	32.6	32.6	N/A	N/A	100%	100%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Bedroom	W3	↙	32.6	32.6	N/A	N/A	32.6	32.6	N/A	N/A	100%	100%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R3	Bedroom	W4	↙	31.9	31.9	N/A	N/A															
		Bedroom	W5	↙	31.8	31.8	N/A	N/A															
		Bedroom	W6	↙	31.3	31.2	N/A	N/A	31.7	31.7	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Second	R1	Living Room	W1	↙	35.9	35.9	N/A	N/A	35.9	35.9	N/A	N/A	92%	92%	0.00	1.00	64	64	N/A	N/A	23	23	N/A
	R2	Bedroom	W2	↙	35.5	35.5	N/A	N/A	35.5	35.5	N/A	N/A	97%	97%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
23a HHG																							
Lower Ground	R1	Bedroom	W1	↙	21.5	21.5	0.0	1.00	21.5	21.5	0.0	1.00	90%	90%	0.01	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Ground	R1	Bedroom	W1	↙	30.4	30.2	N/A	N/A															
		Bedroom	W2	↙	30.5	30.3	N/A	N/A	30.4	30.2	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
First	R1	Bedroom	W1	↙	33.0	32.9	N/A	N/A															
		Bedroom	W2	↙	33.1	33.1	N/A	N/A	33.1	33.0	N/A	N/A	99%	99%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Bedroom	W3	↙	28.8	28.7	N/A	N/A															
		Bedroom	W4	↙	32.2	32.1	N/A	N/A	30.5	30.4	N/A	N/A	98%	98%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
25 HHG																							
Lower Ground	R1	Unknown	W1	↙	17.3	16.8	0.5	0.97															
		Unknown	W2	↖	17.0	16.9	0.1	0.99	17.1	16.8	0.3	0.98	96%	96%	0.01	1.00	20	19	1	0.95	2	1	N/A*
Ground	R1	Unknown	W1	↙	28.7	28.3	N/A	N/A															
		Unknown	W2	↙	28.7	28.4	N/A	N/A															
		Unknown	W3	↙	28.8	28.4	N/A	N/A	28.7	28.4	N/A	N/A	99%	99%	0.00	1.00	56	56	N/A	N/A	17	17	N/A
First	R1	Unknown	W1	↙	32.8	32.7	N/A	N/A															
		Unknown	W2	↙	32.8	32.7	N/A	N/A															
		Unknown	W3	↙	32.9	32.8	N/A	N/A	32.8	32.7	N/A	N/A	98%	98%	0.00	1.00	62	62	N/A	N/A	20	20	N/A
	R2	Unknown	W4	↙	33.0	32.9	N/A	N/A	33.0	32.9	N/A	N/A	91%	91%	0.00	1.00	59	59	N/A	N/A	19	19	N/A
Second	R1	Unknown	W1	↙	35.9	35.9	N/A	N/A															
		Unknown	W2	↙	35.9	35.9	N/A	N/A															
		Unknown	W3	↙	36.0	36.0	N/A	N/A	35.9	35.9	N/A	N/A	98%	98%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	R2	Unknown	W4	↙	36.0	36.0	N/A	N/A	36.0	36.0	N/A	N/A	91%	91%	0.00	1.00	N/R	N/R	N/R	N/R	N/R	N/R	N/R
12 HHG																							
Ground	R1	Assumed Kitchen Layout (Scenario C)	W3	↘	21.0	4.7	16.3	0.22															
			W4	↘	20.9	5.2	15.7	0.25															
			W5	↘	20.1	4.5	15.6	0.22	20.7	4.8	15.9	0.23	94%	5%	8.93	0.05	N/R	N/R	N/R	N/R	N/R	N/R	N/R
Ground	R2	Alternative Kitchen Layout (Scenario B)	W1	↘	21.7	4.6	17.1	0.21															
			W2	↙	27.9	27.2	N/A	N/A															
			W3	↘	21.0	4.7	16.3	0.22	23.5	12.2	11.3	0.52	98%	88%	2.03	0.90	N/R	N/R	N/R	N/R	N/R	N/R	N/R