



Brod Wight Architects
8a Baynes Mews
London
NW3 5BH

For the attention of Mr J Wight
By email only

Our ref. 2011/J

2nd May 2024

Dear Jeremy,

Proposed Development at FLAT 1, 99 KING HENRY'S ROAD, LONDON NW3 3QX

PROPOSALS: Erection of single storey side and rear extension, replacement windows and erection of single rear outbuilding (Application No. 2023/2649/P).

We write in respect of the planning application No. 2023/2649/P for the proposed side and rear extension at Flat 1, 99 King Henry's Road, London NW3.

We are in receipt of the revised scheme submission relating to a new application in reference to Brod Wight Architects drawings Nos; 1133-AP01B, AP02B, AP03B, AP04B, AP05B & AP06B dated February 2024, for the revised proposals at the above site. In terms of massing / volume change, the revised proposal represents a significant reduction with the proposal no longer extending across the width of the existing rear bay window projection.

We have examined the design changes within these drawings for the revised scheme application in terms of daylight and sunlight and confirm that there would be a much lesser effect to neighbouring 101 King Henry's Road (much greater set-off distance) and negligible change in the analysis relating to neighbouring No. 97 King Henry's Road as previously presented, in reference to the latest Daylight & Sunlight Report dated February 2024 rev02 (Amended).

Within the executive summary of Schroeders Begg Daylight & Sunlight Report (dated February 2024 rev02 – Amended) relating to the full width rear extension, it is stated that;

- '1.4 The daylight analysis for neighbouring residential properties confirms that for review of daylight VSC for all main windows (or rooms where a weighted approach is appropriate to consider the loss of VSC to the room as a whole) and Daylight Distribution to rooms, these all meet BRE Guide default target criteria.*
- 1.5 For sunlight, any applicable reductions to neighbouring windows / rooms, these also readily meet BRE Guide default target criteria.*
- 1.6 Therefore, we conclude that the impact of the proposal upon daylight and sunlight to neighbouring residential properties is limited and readily meets BRE default target criteria and on this basis, should be considered acceptable.'*

Given that the revised proposals in terms of proposed massing / volume change to that previously reported upon significantly reduce the proposed footprint but no / negligible change in height and positioning of the proposal now retained in the application, we confirm that the aforementioned statement from the previous executive summary will still remain valid for such changes and indeed the effect would be much less to that of neighbouring No. 101 King Henry's Road.

In conclusion, any reductions to daylight and sunlight to neighbouring properties in reference to the BRE Guide, should be considered readily acceptable. Accordingly, we do not consider it appropriate to resubmit a full daylight and sunlight analysis review, given the aforementioned massing change.

We hope this statement provides suitable clarification on this matter but please do let me know should you have any queries in this respect.

Yours sincerely
For and behalf of Schroeders Begg
2nd May 2024