DELVA PATMAN REDLER
Chartered Surveyors

Ref: 24295/LT

One George Yard
London EC3V 9DF

020 7936 3668

info@dpr.uk.com
www.delvapatmanredler.co.uk

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Inese Kalnberza
Finkernagel Ross
Unicorn House
221-222 Shoreditch High Street
London E1 6PJ

Dear Inese

61 Dartmouth Park Road London, NW5 1SL – Daylight & Sunlight Summary Report

I can confirm that we have had the opportunity to assess the potential daylight and sunlight effects resulting from the planning submission massing proposals to understand the potential effects to the adjacent lower ground floor window located within the rear elevation of 63 Dartmouth Park Road as requested.

Local planning policy and guidance

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;*

The supporting text states, at paragraph 6.5:

> *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.*

The Council has been consulting on a draft new Local Plan, publishing a consultation version in January 2024. The projected timeframe for adoption of a new Local Plan is Summer 2026.

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 submitted which should be follow [sic] 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.

3.9 The BRE guidance should form the basis for daylight and sunlight reports. They should be prepared by a specialist surveyor or consultant and assess the following:

2. *The extent that the proposed development is likely to cause on levels of daylight and sunlight entering windows of neighbouring properties, gardens and open spaces (where relevant)*

3.11 The Council will expect daylight and sunlight reports to report daylight and sunlight levels using the tools cited in the BRE guidance. The most common tools used are:

- *Vertical Sky Component (VSC)*
- *No Sky Line (NSL) also referred to as Daylight Distribution (DD)*
- *Average Daylight Factor (ADF)*
- *Annual Probable Sunlight Hours (APSH)*

Flexible consideration of daylight and sunlight

3.14 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.

3.15 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. 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 assessed on a case-by-case basis.

Assessment methodology and numerical guidelines

Daylight and Sunlight to neighbouring buildings

As per the Camden planning policies and guidance, any daylight and sunlight assessments are to be undertaken using the BRE Report 209, *'Site Layout Planning for Daylight and Sunlight: A guide to good practice'* (2022).

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. Windows to bathrooms, toilets, storerooms, 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.

<u>Daylight to neighbouring buildings</u>

To quantify the impact of development on daylight to a building, the BRE guide recommends two tests:

a) calculating the vertical sky component (**VSC**) at the centre of each main window on the outside plane of the window wall, to measure the total amount of skylight available to the window; and

a) plotting the no-sky line (**NSL**) on the working plane inside a room, where layouts are known, and measuring the area that can receive direct skylight, to assess the distribution of daylight around the room.

The VSC measures the skylight available at the window. 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.*

If, following development, the VSC to a neighbouring window will be greater than 27% then enough skylight should still be reaching the window. Any reduction below this level should be kept to a minimum. If the VSC will be both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy and electric lighting will be needed more of the time.

If, following development, the no-sky line moves so that the area of the existing room that can receive direct skylight will be reduced to less than 0.8 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit. This is also true if the no-sky line encroaches on key areas like kitchen sinks and worktops.

Sunlight to neighbouring buildings

The BRE guide states:

> *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.*

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

If, following development, the APSH to a neighbouring window will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum.

If the available sunlight hours will be both less than the above amounts and less than 0.8 times their former value, either over the whole year or just in the winter months, then the occupants of the building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.

Sources of Information

A 3D model of the existing building, proposals and the neighbouring context was provided by Finkernagel Ross which has been utilised for the purposes of assessment. From our desktop research, it is apparent that the neighbouring property at 63 Dartmouth Park Road is split into four individual flats. Internal room arrangements

for the first-floor flat were obtained and have been adopted for the lower ground floor window. As per the site photo below, it appears that although the window is one structural opening that it is split in half which correlates with the first-floor flat floor plan. However, as a worst case we have considered the effects to both spaces on the basis they are both habitable spaces.

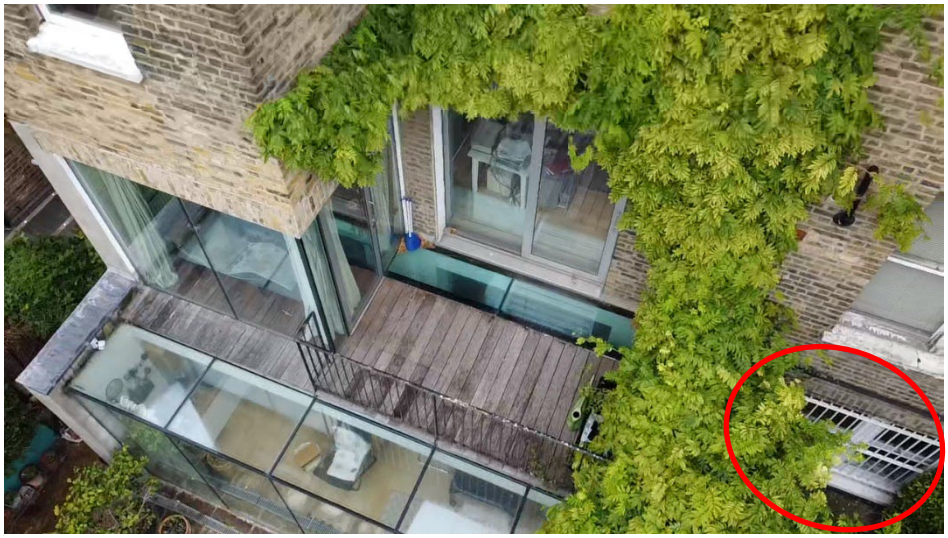


***Figure 1** – Site photo showing lower ground floor window*

***Figure 2** – First floor plan obtained from Rightmove*

The existing building is shown in figure 2 below in grey with the proposals shown in gold in figure 2.

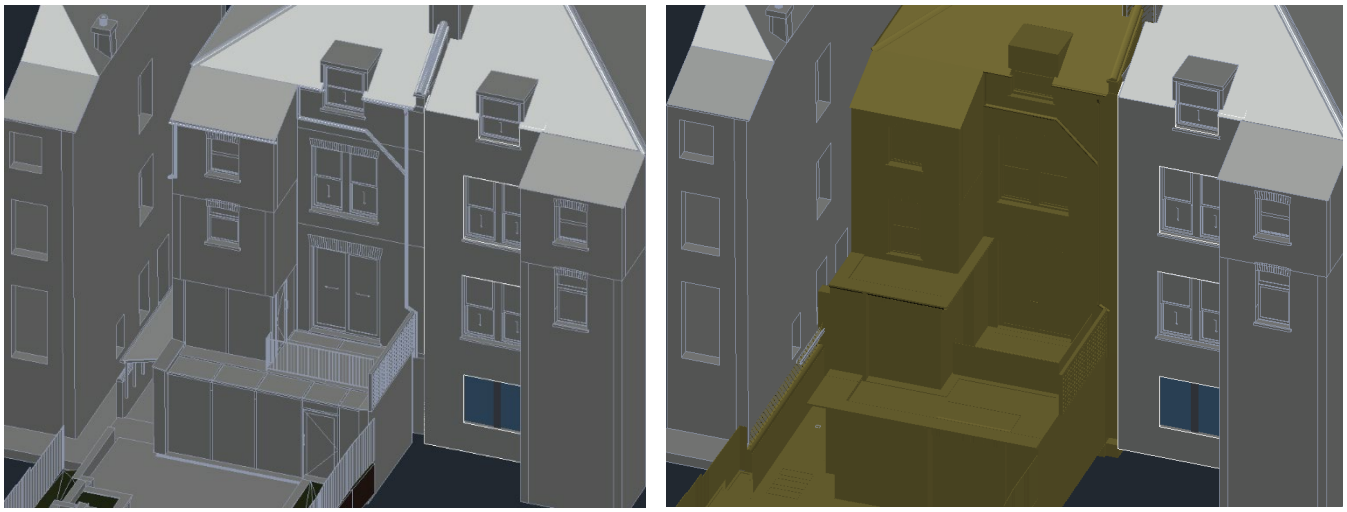


***Figure 3 & 4** – Existing building and proposals*

The windows considered at lower ground floor level at 63 Dartmouth Park Road are marked in blue above.

Results

The results of the neighbouring technical assessment are shown below in tabulated form.

Property, room & window attributes					VSC				NSL				APSH (room)						
Floor	Room	Room use	Window Ref./Orientation		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																			
63 Dartmouth Park Road																			
B01	R1	Bedroom	W1	Inc	25.8	25.3	0.5	0.98	96%	96%	0.00	1.00	46	45	N/A	N/A	14	13	N/A
	R2	Bathroom	W2	Inc	22.9	22.5	0.4	0.98	95%	96%	-0.01	1.00	43	43	N/A	N/A	16	16	N/A

The neighbouring daylight and sunlight assessment demonstrates that two rooms would not experience a daylight or sunlight effect and will be fully BRE compliant.

Summary and conclusion

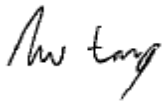
The Site is located within the London Borough of Camden

We assessed the daylight and sunlight levels to the lower ground floor windows located to the rear of 63 Dartmouth Park Road. The assessments have been run using the methodologies recommended in the BRE guide (2022 edition).

The neighbouring rooms assessed demonstrate full compliance in daylight and sunlight terms in accordance with the BRE guidelines.

The layout of the proposed development is considered to be generally consistent with the Council's local planning policy on daylight and sunlight.

Yours sincerely



Lok Tang BSc (Hons) MSc APAEWE
Partner
E: lok.tang@dpr.uk.com
M: 07872 190191