RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

9 October 2024

10 Pratt Mews
London
NW1 0AD

Regulated by RICS®

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by I P M Personal Pension Trustees Limited to undertake a daylight and sunlight assessment of the proposed development at 10 Pratt Mews, London NW1 0AD.

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:

- 8 to 9 & 11 Pratt Mews
- 84, 86 & 88 Camden High Street
- Regents House

1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests.

1.1.5 11 Pratt Mews is a non-domestic building which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the windows do not pass the sunlight numerical tests, this does not amount to non-compliance with the BRE requirements.

1.1.6 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 distribution test in respect of windows 61 and 62 at Regents House. 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 Basheva

2403_Loc_P	Location Plan	Rev -
2403_P_Pr_P_01	Proposed Ground, First & Second Floor Plans	Rev -
2403_P_EX_P_S_01	Existing Plans and Section	Rev -
2403_P_EX_EL_01	Existing Front and Rear Elevations	Rev -
2403_P_Pr_S_01	Proposed roof Plan and Section	Rev -
2403_P_Pr_El_01	Proposed Front and Rear Elevation	Rev -

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

8 to 9 Pratt Mews:		
008	Proposed Roof Plan	Rev -
005/A	Proposed Second Floor Plan	Rev -
002/A	Existing Ground and First Floor Plans	Rev -
84 Camden High Street:		
11b	Floor Plans Proposed Conversion	Rev B
88 Camden High Street:		
61/5	Plans as Proposed	Rev -
61/6	Plans as Proposed	Rev -
Regents House:		
518-PL.01	Proposed Ground Floor Plan	Rev -
518-PL.02	Proposed First Floor Plan	Rev -
518-PL.03	Proposed Second Floor Plan	Rev -
518-GA.04	Proposed Roof Plan	Rev D

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 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:

- 8 to 9 & 11 Pratt Mews
- 84, 86 & 88 Camden High Street
- Regents House

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.1.3 11 Pratt Mews is a non-domestic building which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the windows do not pass the sunlight numerical tests, this does not amount to non-compliance with the BRE requirements.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 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 rooms served by windows 61 and 62 at Regents House. However, there are mitigating factors to consider.

4.2.3 The room served by window 62 serve bedrooms. In our opinion, this is a mitigating factor because the BRE guide states that bedrooms should be analysed, although they are less important than living rooms, dining rooms and kitchens.

4.2.4 All the neighbouring windows meet the Vertical Sky Component test. This indicates that the windows receive sufficient light but it is in fact the design of the single aspect rooms that prevents the scheme meeting the BRE daylight distribution recommendations. Section 2.2.12 of the BRE guide states that ‘if an existing

building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable'. The room served by windows 61 is lit from one side and is over 5m deep.

4.2.5 The BRE guide also recognises that a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We note that the proposed is to match the height and proportions of the neighbouring properties at development 8 to 9 Pratt Mews and Regents House.

4.2.6 Additionally, when the local authority approved the development at Regents House they should have considered the fact that the windows that face directly onto 10 Pratt Mews would potentially be impacted by any future proposal to develop the site. Therefore, if the local authority apply the daylight and sunlight rules rigidly on the proposed development at 10 Pratt Mews they are placing an unfair burden on the site by approving the Regents House development.

4.2.7 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance we are of the opinion that the development design is likely to be acceptable.

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 There are no nearby gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21 March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

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 distribution test in respect of windows 61 and 62 at Regents House. 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.

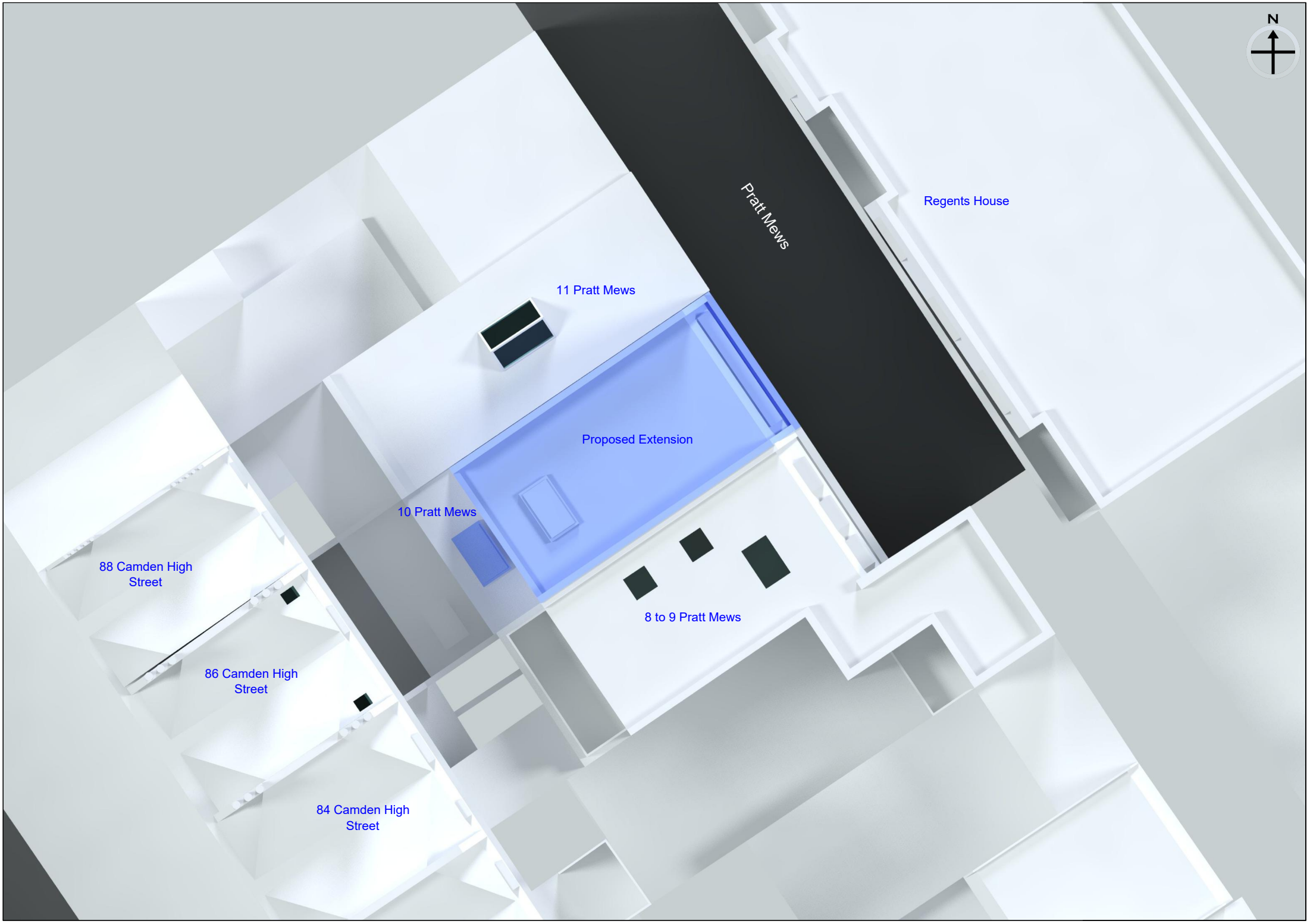
5.1.5 We have undertaken the assessment following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, 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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8 to 9 Pratt Mews
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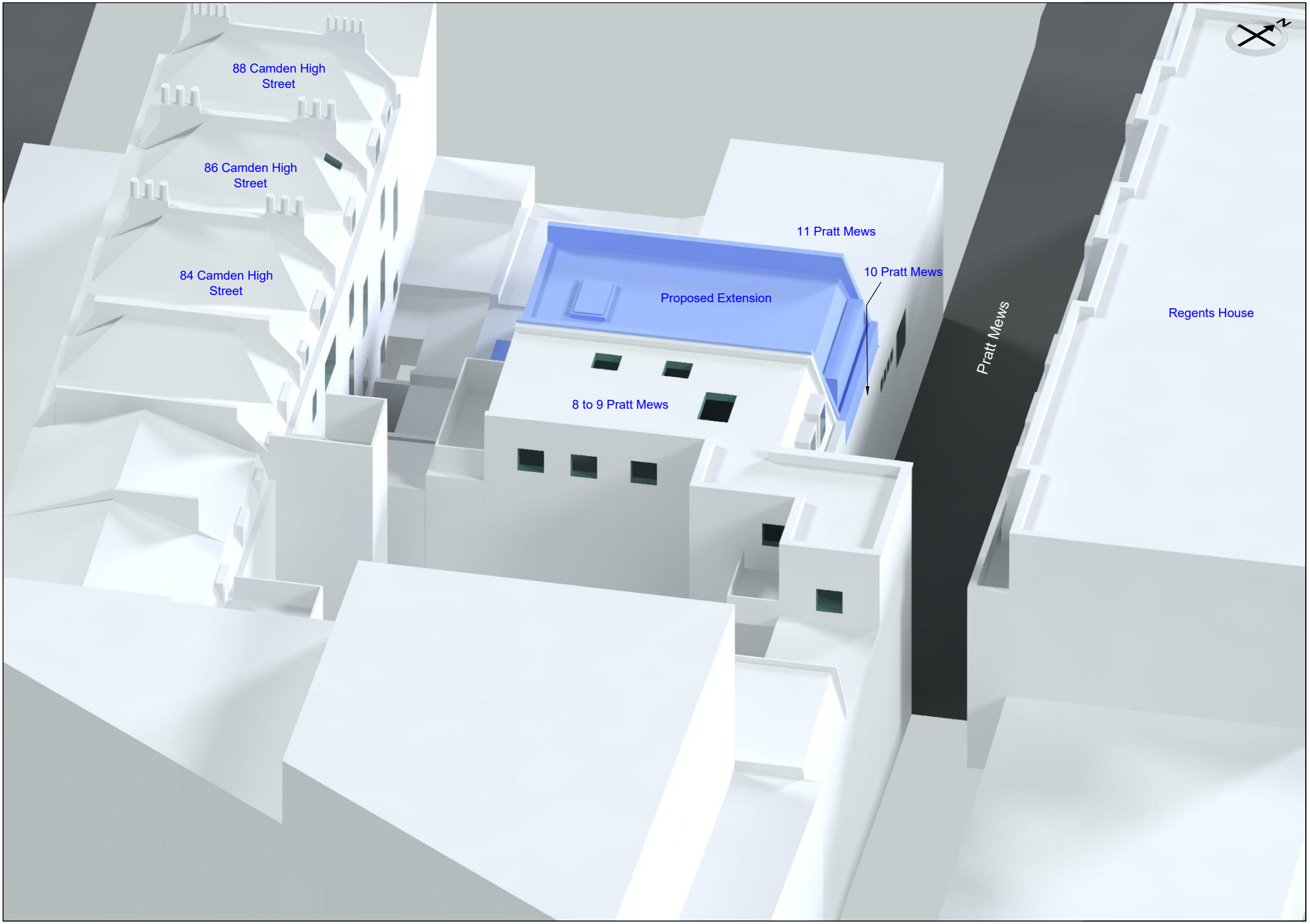
84 Camden High Street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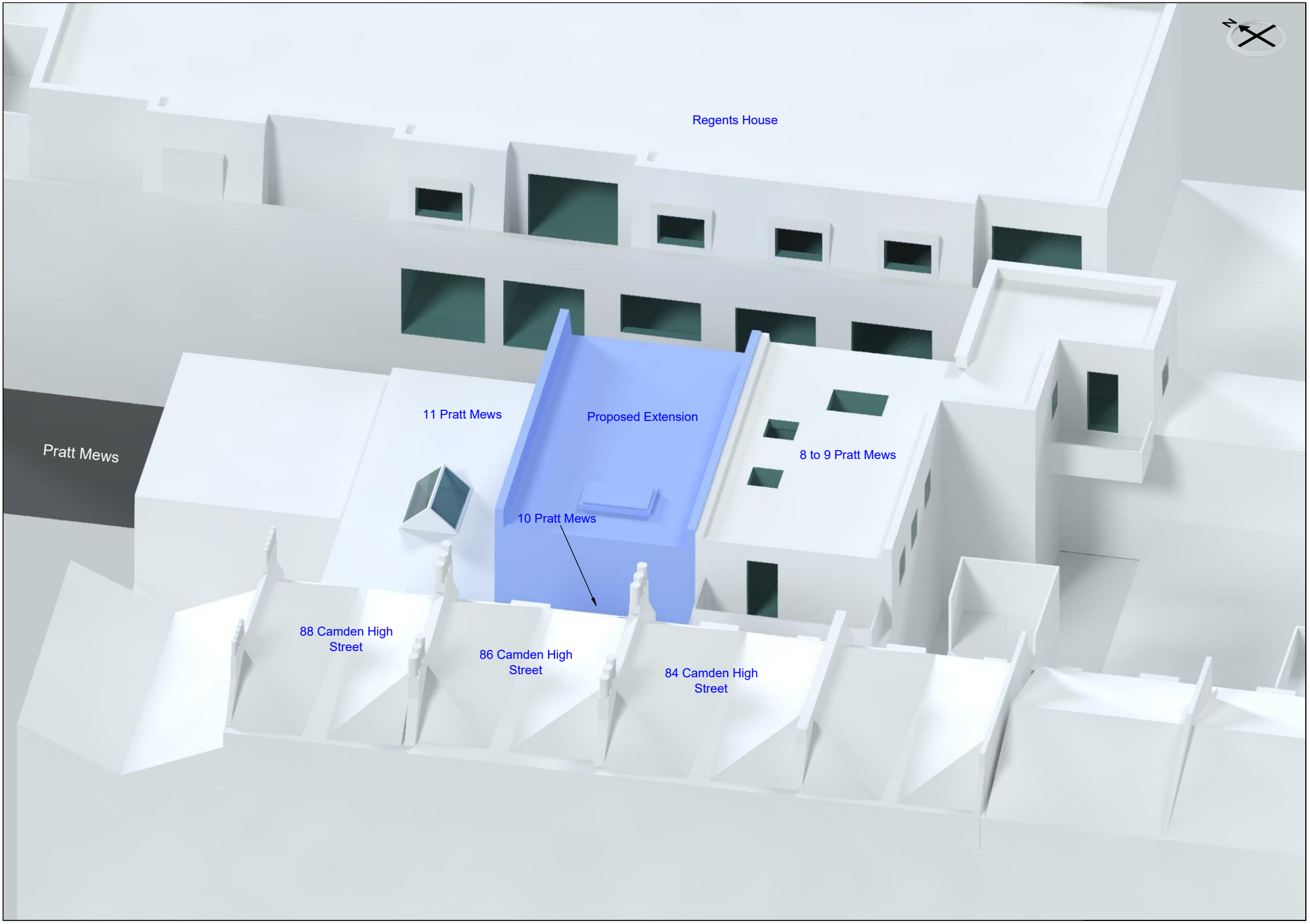
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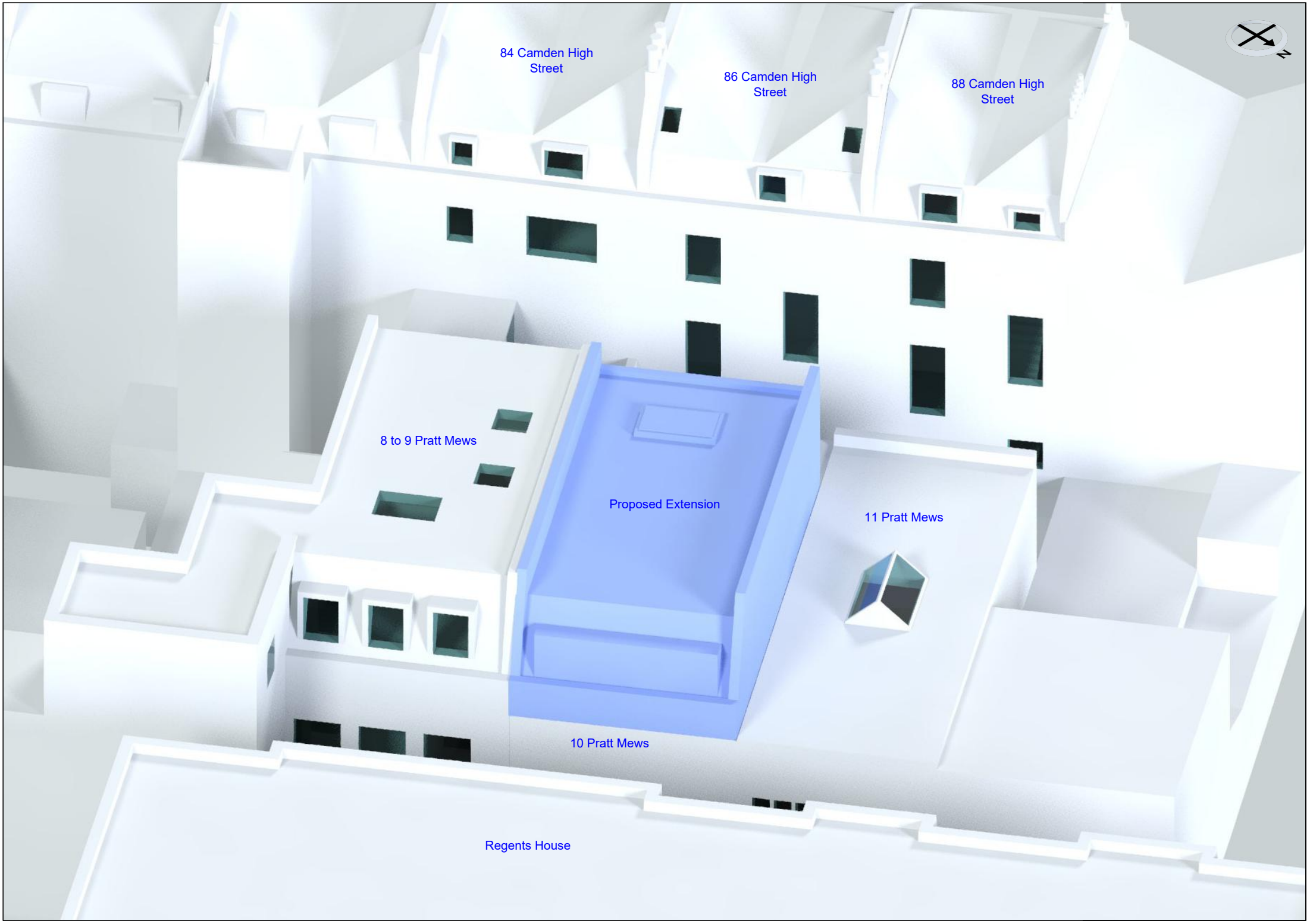
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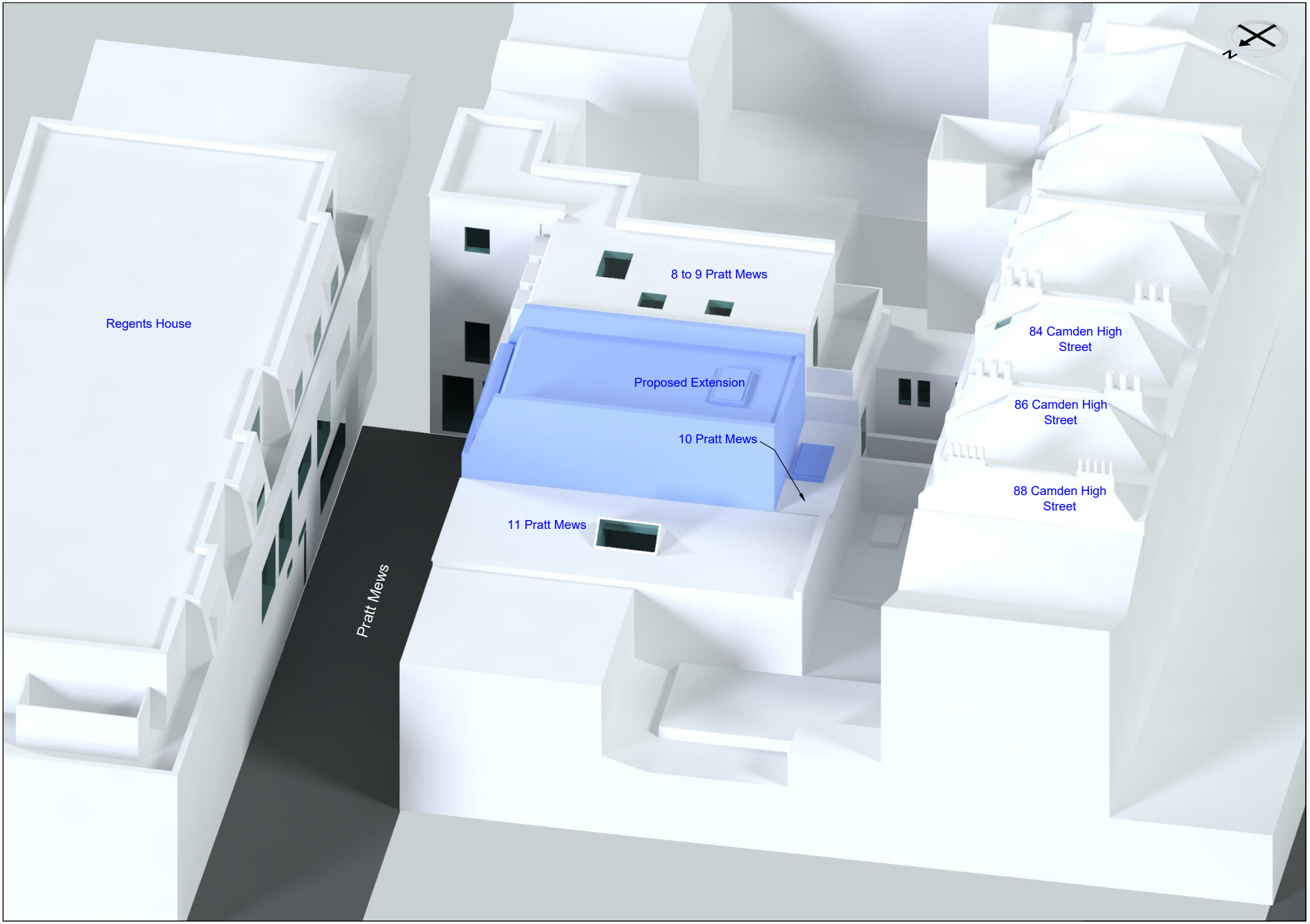
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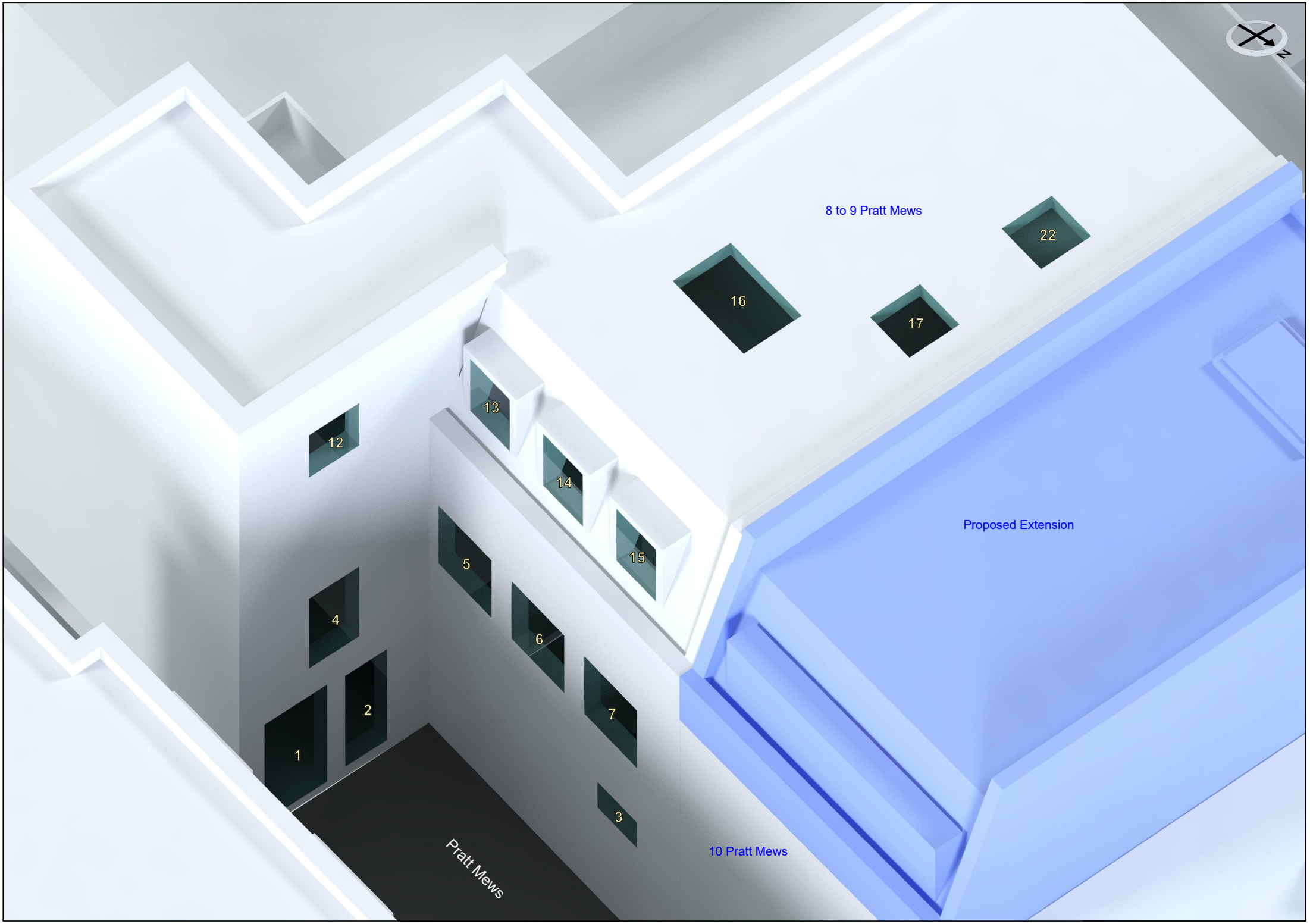
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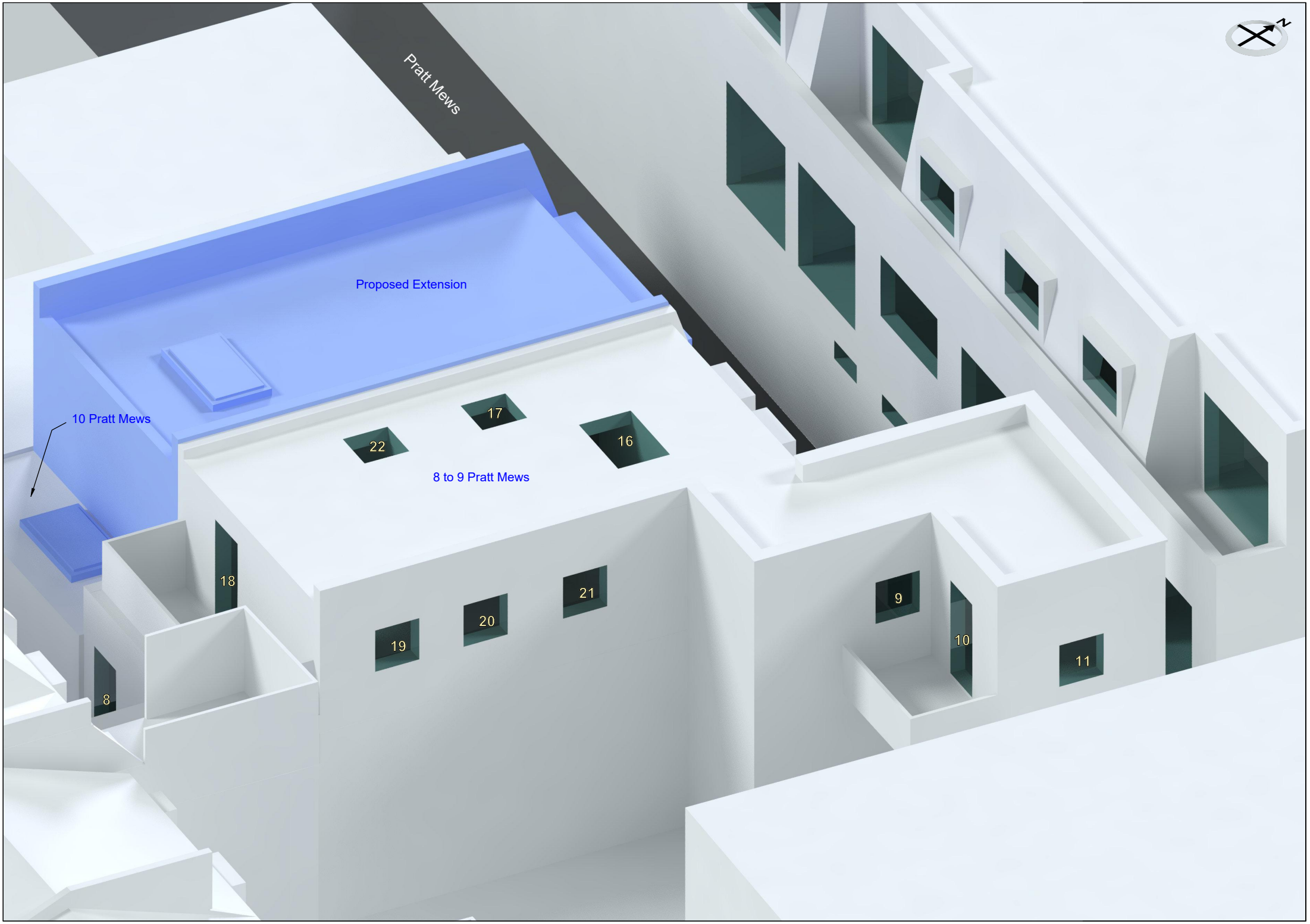
10 Pratt Mews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Proposed Extension
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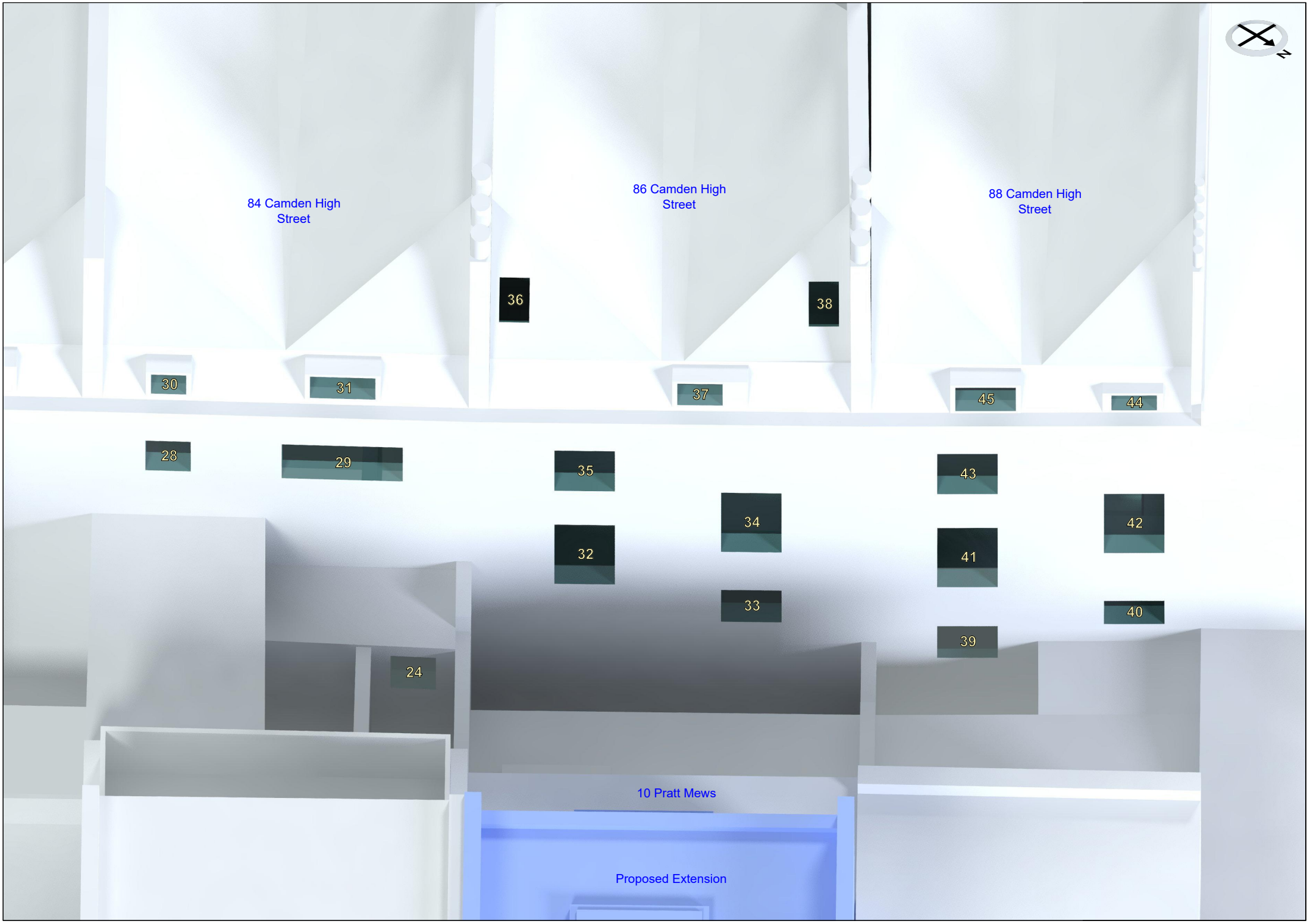
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10 Pratt Mews
Proposed Extension


Proposed Extension
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8 to 9 Pratt Mews
10 Pratt Mews
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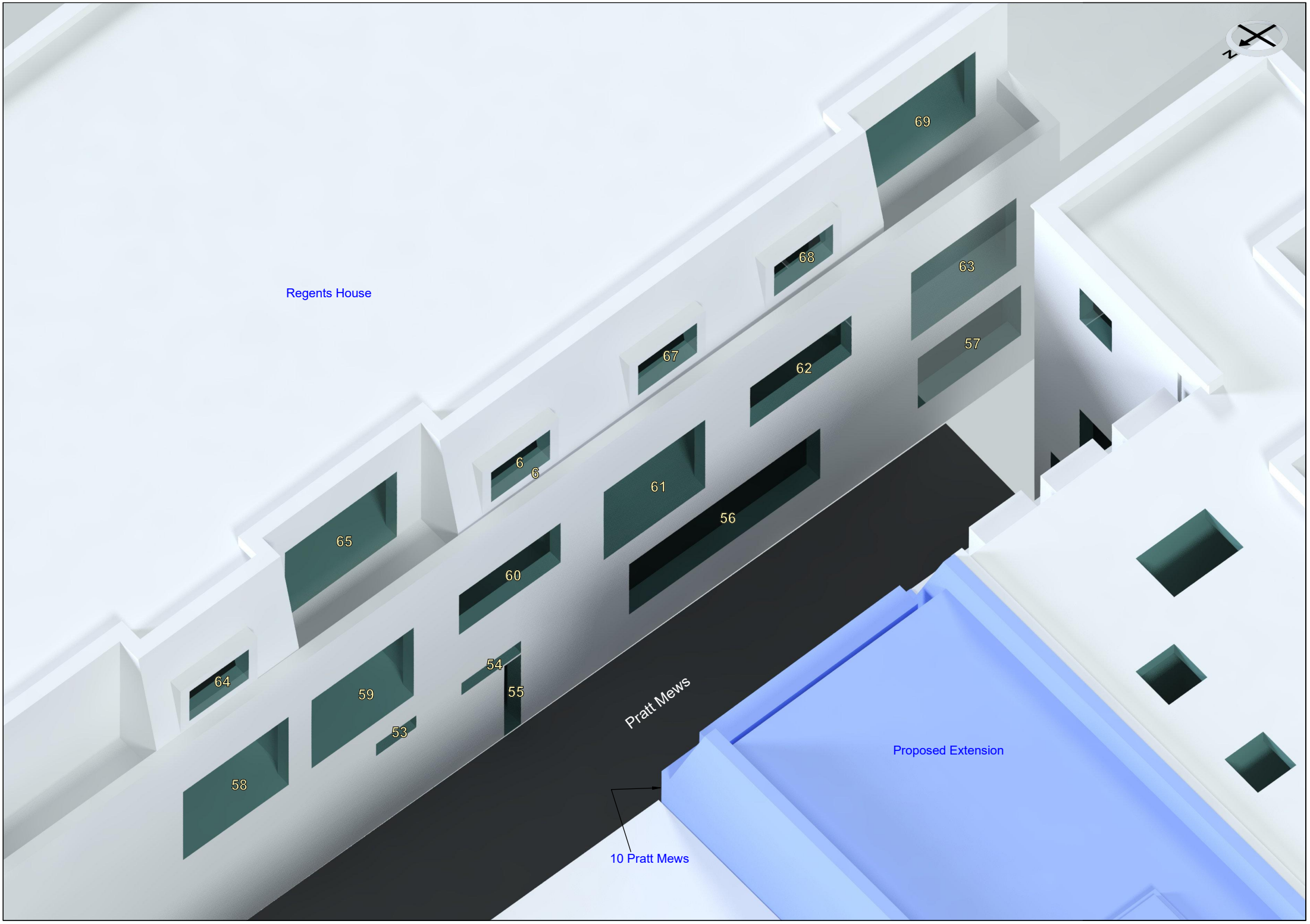
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Pratt Mews
Proposed Extension
10 Pratt Mews
N

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
8 to 9 Pratt Mews					
Ground Floor					
Window 1	Non Domestic	14.6%	14.3%	0.3%	0.98
Window 2	Non Domestic	13.1%	13.0%	0.1%	0.99
Window 3	Hallway	12.7%	12.7%	0.0%	1.0
First Floor					
Window 4	Living Room	18.5%	18.1%	0.4%	0.98
Window 5	Living Room	12.9%	12.9%	0.0%	1.0
Window 6	Domestic	16.7%	16.7%	0.0%	1.0
Window 7	Landing	19.2%	19.2%	0.0%	1.0
Window 8	Bathroom/WC	10.2%	10.2%	0.0%	1.0
Second Floor					
Window 9	Living/Dining/Kitchen	19.5%	19.5%	0.0%	1.0
Window 10	Living/Dining/Kitchen	25.7%	25.7%	0.0%	1.0
Window 11	Living/Dining/Kitchen	30.5%	30.5%	0.0%	1.0
Window 12	Living/Dining/Kitchen	34.5%	34.1%	0.4%	0.99
Window 13	Hallway	24.1%	24.1%	0.0%	1.0
Window 14	Bedroom	31.4%	31.4%	0.0%	1.0
Window 15	Bedroom	33.8%	33.8%	0.0%	1.0
Window 16	Hallway	99.0%	98.9%	0.1%	1.0
Window 17	Bathroom/WC	98.7%	98.5%	0.2%	1.0
Window 18	Studio	25.9%	25.9%	0.0%	1.0
Window 19	Studio	28.6%	28.6%	0.0%	1.0
Window 20	Studio	29.4%	29.4%	0.0%	1.0
Window 21	Studio	27.3%	27.3%	0.0%	1.0
Window 22	Studio	98.4%	98.2%	0.2%	1.0
84 Camden High Street					
Ground Floor					
Window 23	Work Room	4.2%	4.2%	0.0%	1.0
Window 24	Non Domestic	8.0%	7.8%	0.2%	0.98
First Floor					
Window 25	Domestic	16.8%	17.2%	-0.4%	1.02
Window 26	Domestic	18.6%	18.5%	0.1%	0.99
Window 27	Domestic	17.7%	16.8%	0.9%	0.95
Second Floor					
Window 28	Bathroom/WC	34.4%	34.1%	0.3%	0.99
Window 29	Living Room	35.7%	35.1%	0.6%	0.98

Appendix 2 - Vertical Sky Component
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Third Floor					
Window 30	Kitchen	38.3%	38.3%	0.0%	1.0
Window 31	Living Room	38.8%	38.8%	0.0%	1.0
86 Camden High Street					
Ground Floor					
Window 32	Domestic	27.4%	23.8%	3.6%	0.87
Window 33	Domestic	19.2%	18.0%	1.2%	0.94
First Floor					
Window 34	Domestic	34.2%	30.8%	3.4%	0.9
Second Floor					
Window 35	Domestic	36.7%	35.6%	1.1%	0.97
Third Floor					
Window 36	Domestic	66.9%	66.9%	0.0%	1.0
Window 37	Domestic	39.2%	39.2%	0.0%	1.0
Window 38	Domestic	67.8%	67.8%	0.0%	1.0
88 Camden High Street					
Ground Floor					
Window 39	Kitchen	16.4%	16.1%	0.3%	0.98
Window 40	Staircase	24.9%	24.3%	0.6%	0.98
First Floor					
Window 41	Kitchen	31.7%	29.3%	2.4%	0.92
Window 42	Staircase	36.3%	34.8%	1.5%	0.96
Second Floor					
Window 43	Kitchen	38.0%	37.3%	0.7%	0.98
Window 44	Staircase	39.2%	39.2%	0.0%	1.0
Third Floor					
Window 45	Bedroom	39.3%	39.3%	0.0%	1.0
11 Pratt Mews					
First Floor					
Window 46	Non Domestic	75.9%	58.1%	17.8%	0.77
Window 47	Non Domestic	79.9%	77.3%	2.6%	0.97
Window 48	Non Domestic	20.3%	20.3%	0.0%	1.0
Window 49	Non Domestic	20.3%	20.3%	0.0%	1.0
Window 50	Non Domestic	20.3%	20.3%	0.0%	1.0
Window 51	Non Domestic	20.4%	20.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 52	Non Domestic	19.3%	19.3%	0.0%	1.0
Regents House					
Ground Floor					
Window 53	Hallway	21.0%	19.4%	1.6%	0.92
Window 54	Office 2	19.9%	17.7%	2.2%	0.89
Window 55	Office 2	16.3%	14.6%	1.7%	0.9
Window 56	Office 2	14.0%	12.2%	1.8%	0.87
Window 57	Office 2	7.9%	7.4%	0.5%	0.94
First Floor					
Window 58	Bedroom	32.5%	31.2%	1.3%	0.96
Window 59	Bedroom	31.3%	29.3%	2.0%	0.94
Window 60	Bedroom	29.5%	26.4%	3.1%	0.89
Window 61	Living/Dining/Kitchen	26.6%	23.0%	3.6%	0.86
Window 62	Bedroom	21.5%	19.4%	2.1%	0.9
Window 63	Living/Dining/Kitchen	13.5%	12.8%	0.7%	0.95
Second Floor					
Window 64	Bedroom	36.6%	36.4%	0.2%	0.99
Window 65	Living/Dining/Kitchen	34.9%	34.8%	0.1%	1.0
Window 66	Bedroom	35.3%	35.0%	0.3%	0.99
Window 67	Bedroom	34.1%	33.5%	0.6%	0.98
Window 68	Bedroom	31.6%	31.0%	0.6%	0.98
Window 69	Living/Dining/Kitchen	27.7%	27.4%	0.3%	0.99

Appendix 2 - Daylight Distribution
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
8 to 9 Pratt Mews					
Ground Floor					
Windows 1 & 2	Non Domestic	28%	28%	0%	1.0
Window 3	Hallway	39%	39%	0%	1.0
Window 3	Staircase	21%	21%	0%	1.0
First Floor					
Windows 4 & 5	Living Room	80%	77%	3%	0.96
Window 6	Domestic	97%	97%	0%	1.0
Window 7	Landing	94%	94%	0%	1.0
Window 8	Bathroom/WC	55%	55%	0%	1.0
Second Floor					
Windows 9 to 12	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 13	Hallway	86%	86%	0%	1.0
Windows 14 & 15	Bedroom	88%	88%	0%	1.0
Window 16	Hallway	100%	100%	0%	1.0
Window 17	Bathroom/WC	100%	100%	0%	1.0
Windows 18 to 22	Studio	99%	99%	0%	1.0
84 Camden High Street					
Ground Floor					
Window 23	Work Room	9%	9%	0%	1.0
Window 24	Non Domestic	49%	38%	11%	0.78
Second Floor					
Window 28	Bathroom/WC	96%	96%	0%	1.0
Window 29	Living Room	99%	99%	0%	1.0
Third Floor					
Window 30	Kitchen	81%	81%	0%	1.0
Window 31	Living Room	87%	87%	0%	1.0

Appendix 2 - Daylight Distribution
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
88 Camden High Street					
Ground Floor					
Window 39	Kitchen	31%	30%	1%	0.97
First Floor					
Window 41	Kitchen	94%	94%	0%	1.0
Second Floor					
Window 43	Kitchen	94%	94%	0%	1.0
Third Floor					
Window 45	Bedroom	88%	88%	0%	1.0
Regents House					
Ground Floor					
Window 53	Hallway	14%	14%	0%	1.0
Windows 54 to 57	Office 2	29%	28%	1%	0.97
First Floor					
Window 58	Bedroom	97%	96%	1%	0.99
Window 59	Bedroom	97%	97%	0%	1.0
Window 60	Bedroom	99%	90%	9%	0.91
Window 61	Living/Dining/Kitchen	72%	38%	34%	0.53
Window 62	Bedroom	71%	44%	27%	0.62
Window 63	Living/Dining/Kitchen	24%	23%	1%	0.96
Second Floor					
Window 64	Bedroom	97%	97%	0%	1.0
Window 65	Living/Dining/Kitchen	99%	99%	0%	1.0
Window 66	Bedroom	97%	97%	0%	1.0
Window 67	Bedroom	90%	90%	0%	1.0
Window 68	Bedroom	92%	92%	0%	1.0
Window 69	Living/Dining/Kitchen	92%	92%	0%	1.0

Appendix 2 - Sunlight to Windows
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
8 to 9 Pratt Mews									
Ground Floor									
Window 1	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 2	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 3	Hallway	1%	1%	0%	1.0	0%	0%	0%	1.0
First Floor									
Window 4	Living Room	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 5	Living Room	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 6	Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 7	Landing	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 8	Bathroom/WC	16%	16%	0%	1.0	1%	1%	0%	1.0
Second Floor									
Window 9	Living/Dining/Kitchen	47%	47%	0%	1.0	16%	16%	0%	1.0
Window 10	Living/Dining/Kitchen	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 11	Living/Dining/Kitchen	68%	68%	0%	1.0	15%	15%	0%	1.0
Window 12	Living/Dining/Kitchen	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 13	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 14	Bedroom	21%	21%	0%	1.0	0%	0%	0%	1.0
Window 15	Bedroom	27%	27%	0%	1.0	1%	1%	0%	1.0
Window 16	Hallway	95%	95%	0%	1.0	25%	25%	0%	1.0
Window 17	Bathroom/WC	96%	95%	1%	0.99	27%	27%	0%	1.0
Window 18	Studio	48%	48%	0%	1.0	12%	12%	0%	1.0
Window 19	Studio	63%	63%	0%	1.0	13%	13%	0%	1.0
Window 20	Studio	64%	64%	0%	1.0	18%	18%	0%	1.0
Window 21	Studio	62%	62%	0%	1.0	21%	21%	0%	1.0
Window 22	Studio	95%	94%	1%	0.99	26%	26%	0%	1.0
84 Camden High Street									
Ground Floor									
Window 23	Work Room	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 24	Non Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
First Floor									
Window 25	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 26	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 27	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Second Floor									
Window 28	Bathroom/WC	23%	23%	0%	1.0	0%	0%	0%	1.0
Window 29	Living Room	28%	28%	0%	1.0	1%	1%	0%	1.0

Appendix 2 - Sunlight to Windows
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Third Floor									
Window 30	Kitchen	31%	31%	0%	1.0	3%	3%	0%	1.0
Window 31	Living Room	32%	32%	0%	1.0	4%	4%	0%	1.0
86 Camden High Street									
Ground Floor									
Window 32	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0
Window 33	Domestic	16%	16%	0%	1.0	1%	1%	0%	1.0
First Floor									
Window 34	Domestic	24%	22%	2%	0.92	1%	1%	0%	1.0
Second Floor									
Window 35	Domestic	31%	30%	1%	0.97	4%	4%	0%	1.0
Third Floor									
Window 36	Domestic	22%	22%	0%	1.0	0%	0%	0%	1.0
Window 37	Domestic	32%	32%	0%	1.0	5%	5%	0%	1.0
Window 38	Domestic	70%	70%	0%	1.0	15%	15%	0%	1.0
88 Camden High Street									
Ground Floor									
Window 39	Kitchen	12%	12%	0%	1.0	1%	1%	0%	1.0
Window 40	Staircase	18%	17%	1%	0.94	1%	1%	0%	1.0
First Floor									
Window 41	Kitchen	24%	21%	3%	0.88	1%	1%	0%	1.0
Window 42	Staircase	30%	27%	3%	0.9	4%	3%	1%	0.75
Second Floor									
Window 43	Kitchen	32%	32%	0%	1.0	5%	5%	0%	1.0
Window 44	Staircase	32%	32%	0%	1.0	5%	5%	0%	1.0
Third Floor									
Window 45	Bedroom	32%	32%	0%	1.0	5%	5%	0%	1.0
11 Pratt Mews									
First Floor									
Window 46	Non Domestic	74%	29%	45%	0.39	14%	1%	13%	0.07
Window 47	Non Domestic	58%	49%	9%	0.84	4%	3%	1%	0.75
Window 48	Non Domestic	20%	19%	1%	0.95	2%	2%	0%	1.0
Window 49	Non Domestic	19%	19%	0%	1.0	1%	1%	0%	1.0
Window 50	Non Domestic	18%	18%	0%	1.0	1%	1%	0%	1.0
Window 51	Non Domestic	18%	18%	0%	1.0	1%	1%	0%	1.0
Window 52	Non Domestic	17%	17%	0%	1.0	1%	1%	0%	1.0

Appendix 2 - Sunlight to Windows
10 Pratt Mews, London NW1 0AD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Regents House									
Ground Floor									
Window 53	Hallway	36%	32%	4%	0.89	5%	4%	1%	0.8
Window 54	Office 2	33%	27%	6%	0.82	3%	3%	0%	1.0
Window 55	Office 2	25%	19%	6%	0.76	1%	1%	0%	1.0
Window 56	Office 2	18%	16%	2%	0.89	2%	2%	0%	1.0
Window 57	Office 2	9%	9%	0%	1.0	2%	2%	0%	1.0
First Floor									
Window 58	Bedroom	58%	56%	2%	0.97	16%	14%	2%	0.88
Window 59	Bedroom	56%	53%	3%	0.95	14%	12%	2%	0.86
Window 60	Bedroom	51%	46%	5%	0.9	11%	8%	3%	0.73
Window 61	Living/Dining/Kitchen	47%	43%	4%	0.91	6%	6%	0%	1.0
Window 62	Bedroom	39%	34%	5%	0.87	3%	3%	0%	1.0
Window 63	Living/Dining/Kitchen	19%	16%	3%	0.84	4%	4%	0%	1.0
Second Floor									
Window 64	Bedroom	64%	64%	0%	1.0	22%	22%	0%	1.0
Window 65	Living/Dining/Kitchen	60%	60%	0%	1.0	19%	19%	0%	1.0
Window 66	Bedroom	61%	60%	1%	0.98	19%	18%	1%	0.95
Window 67	Bedroom	61%	60%	1%	0.98	19%	19%	0%	1.0
Window 68	Bedroom	55%	55%	0%	1.0	13%	13%	0%	1.0
Window 69	Living/Dining/Kitchen	52%	52%	0%	1.0	12%	12%	0%	1.0