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2024/4134/P	Nick Davidson	15/10/2024 18:41:39	OBJ	Introduction

The Daylight and Sunlight Assessment for the proposed development at Hylda Court, 3-5 St Albans Road, NW5 1RE, (the report) conducted by Herrington Consulting Limited, has several fundamental shortcomings and flaws, particularly concerning the impact on 7 St Albans Road. The report does not adequately address the adverse effects on the daylight and sunlight received by 7 St Albans Road and the impact the development – in particular the addition of an extra storey – will have.

Inadequate Consideration of Vertical Sky Component (VSC)

The report claims that the majority of rooms at 7 St Albans Road have a VSC value greater than 27% post-development or have a ratio of change that is 0.8 or above, essentially stating that the impact of the proposed development of Hylda Court will be negligible. This overly simplistic conclusion fails to consider the specific impact on specific rooms. The VSC analysis should take into account the actual lived experience of the occupants rather than relying solely on numbers. Herrington have not even visited 7 St Albans Road. Any reduction in VSC, even if within the BRE guidelines, can still result in a noticeable and detrimental change to the quality of life for the residents. This cannot be ignored.

Overlooked Impact on No Sky Line (NSL)

The report states that the No Sky Line (NSL) analysis shows negligible impact on 7 St Albans Road, with all rooms passing the BRE criteria. This assertion is completely questionable, as the NSL analysis relies heavily on estimated room layouts and dimensions. These do not reflect the actual conditions. The report admits that using estimated room layouts can lead to inaccurate results, but Herrington still uses this methodology, introducing a significant margin of error, completely undermining the reliability of the NSL findings.

Insufficient Analysis of Annual Probable Sunlight Hours (APSH)

The APSH analysis for 7 St Albans Road indicates that all windows pass the BRE criteria. How can Herrington maintain this when Herrington have not even visited 7 St Albans Road? The report does not adequately address the cumulative impact of reduced sunlight hours, particularly during the winter months when sunlight is most valuable. The report's focus on meeting minimum thresholds overlooks the qualitative aspects of sunlight, such as its role in creating a bright and cheerful living environment. The reduction in APSH, will still lead to a colder and less pleasant living space, adversely affecting the occupants' well-being.

Herrington have Ignored Contextual Factors

The BRE guidelines themselves emphasize the importance of context, stating that quantitative standards should not be applied rigidly without considering the location and context. The report completely fails to consider the specific context of 7 St Albans Road, including its existing levels of daylight and sunlight, the architectural design, and the daily usage patterns of its occupants. The report wholly lacks contextual analysis and this is a significant oversight.

Potential for Cumulative Adverse Effects

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The report does not adequately address the potential for cumulative adverse effects on 7 St Albans Road of the combined impact of reduced VSC, NSL, and APSH which can result in a significant overall reduction in daylight and sunlight. This cumulative effect is likely to be noticeable and detrimental to the occupants, however, has been insufficiently considered in the report.

Conclusion

In conclusion, the Daylight and Sunlight Assessment for Hylda Court is fundamentally flawed in its analysis of the impact on 7 St Albans Road. The report relies on numerical thresholds and has completely ignored contextual consideration, the use of estimated room layouts. The lack of transparency in numerical modelling contributes to an incomplete, inaccurate and potentially misleading analysis. The cumulative adverse effects on the daylight and sunlight received by 7 St Albans Road are likely to be significant and must be more thoroughly investigated. I am amazed that representatives of Herrington did not feel it necessary to meet with those residing at 7 and 9 St Albans Road to assess and analyse the impact of the proposed development on the loss of day and sunlight.

I strongly object to and challenge the findings of this assessment and urge a more comprehensive and context-sensitive analysis to be conducted.

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2024/4314/P	Anthony Stephen Rothon	15/10/2024 09:44:30	COMMNT	<p>I remain concerned about the possibility of works requiring further excavation of the rear garden at 28 Parliament Hill being allowed.</p> <p>I am a close neighbour and, with two others, the owner of the adjacent property, Oakford Court., 2 Nassington Road.</p> <p>Works at 28 Parliament Hill already completed (large garden studio building) have had a pronounced effect on the quantity of soil and debris sliding into the Oakford Court garden, which is some two metres below the level of the 28 Parliament Hill garden. I repeat my encouragement of a visit from Camden planning officers to view the extent of this.</p> <p>I fear that the ground between us and 28 Parliament Hill cannot take further excavation even if vast amounts of concrete are used to stabilise the situation.</p>

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2024/4314/P	Olivia Olsen	15/10/2024 19:23:45	OBJ	<p>I am strongly against the building and running of this swimming pool and any future ones. Please create a law once and for all that stops excessive lifestyle greed. In this city we live closely together. When landscape is destroyed even though it is under the earth and we cannot see it, the land can't revert back. For future generations and the present community the negative consequence is carried by others now and far beyond this moment.</p> <p>The amount of water used for swimming pools depletes water supply for others. Thames Water already can't cope. Households already there with the new builds going up everywhere tax the share and use of water. This country now requires more water than it has ever needed. What infrastructure is in place for this? None. Thames Water and other regions already fail.</p> <p>We need a reserve of water. Drought is a reality. We have experienced droughts and we can expect longer ones coming. London has rationed garden watering in the past and 2 minute showers are not unfamiliar. It is gardens and parks that make this city healthy and beautiful. Gardens for food, plants that balance the whole environment, green keeping pollution down is the focus. Isolated people in the city with indoor pools at their finger tips while nature and others do without water is wrong.</p> <p>People with pools often have trees cut down to stop the roots from breaking in. Less trees in the city is an obvious backward decision for pollution. Every tree counts.</p> <p>It is known that land displacement, large amounts of earth carted off causes flooding. Possible landslides, alterations in building foundations. South End Green- the businesses and overground railway are at the bottom of the hill where earth not being there to drain excessive rainfall will cause a run off. Flooding has happened already is a big way in our area. We need all the earth to help in the possibility of rainfall like what Europe has recently experienced. We can't build like we used to. Thinking it will ever happen to us - yes it can and will.</p> <p>It is appalling that people at the bottom of the hill, the ponds, and further down are at risk because pools up the hill take earth and drainage out.</p> <p>In this area there is a history of low water pressure. Last week many houses on the hill had no water at all. We didn't for 2 days.</p> <p>The hospital puts stress on water and sewage needs and is far more important than the extravagance of private recreation</p> <p>There are three ponds in the area to swim in, private clubs, and community centres already in existence. Its not like there is no where to swim. The reason for the pool is indulgence not necessity.</p> <p>The duration of digging and building a pool is a long term project of noise, rubble and dust stress on our neighbourhood. Not to mention the trucks. I work at home. I dread it. There are enough renovations as it is. What will happen to the water pressure when it is filled?</p> <p>I will be deeply disappointed in the council if this pool is given a green light. it will carry our neighbourhoods dread of one pool attracting another. Who can say No once it starts.</p> <p>The decision that is made will reflect what is of value to you, the makers of this decision.</p>

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				Please can we turn consumption at others and natures cost around. Olivia Olsen
2024/4314/P	peter ashworth	15/10/2024 13:21:54	OBJ	no one needs a swimming pool in the area around the Heath, where there re 3 swimming pools also there is an issue with underground water, damp, and subsidence i believe this is the third attempt to get the swimming pool through ... time to tell them to call it a day, the neighbourhood is furious at this attempt to force an unwelcome idea through