

Mr Josh Lawlor
Principal Planning Officer
London Borough of Camden
5 Pancras Square
London
N1C 4AG

9th September 2024



Dear Mr Lawlor,

RE: RFL Hybrid Theatres Extension, Royal Free London Hospital, Pond St, London NW3 2QG - Daylight and Sunlight Report

Introduction

DPR's specialist daylight and sunlight team have been instructed by the Royal Free London NHS Foundation Trust ("the Trust") to review the following planning application proposals at the Royal Free London Hospital:

"Proposed extension to hospital at second and third storey level (above ground) with undercroft area beneath to deliver extension to hybrid theatres alongside roof-level plant and enclosure and associated works".

The planning application proposals are herein referred to as the "Proposed Development".

We have assessed the potential effects of the Proposed Development on daylight and sunlight to the relevant nearby residential properties. This review has been conducted with reference to the Building Research Establishment's "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice, 2022" ("BRE Guidelines").

It is important to note that the BRE Guidelines on daylight and sunlight are not statutory policy but rather serve as guidance. These guidelines are intended to inform assessments of daylight and sunlight effects, but they should be applied flexibly, particularly in urban locations. This flexibility is important because the BRE guidelines are designed to be applicable across a wide range of environments throughout the country, including both urban and rural areas. Therefore, in dense urban settings, it is recognised that achieving the exact standards outlined in the BRE Guidelines may not always be feasible, and a balanced, context-sensitive approach is recommended.

In accordance with usual standard practice, this review considers the potential effects on nearby residential properties as the primary focus. Additionally, any educational buildings within proximity to the Proposed Development are also included in the assessment. This approach ensures that both residential amenity and the functional needs of educational institutions are appropriately considered when evaluating potential effects on daylight and sunlight.

Proposed Development

The Proposed Development site forms part of the wider Royal Free London Hospital complex on Pond Street which offers a range of vital in-patient and clinical services. The Proposed Development site is edged red on Figure 1 below. The Proposed Development is for an extension to the hospital at first and second storey level (above ground) with undercroft area beneath to deliver extension to existing hybrid theatres accommodation within the Royal Free London Hospital, including roof-level plant and enclosure and associated works.

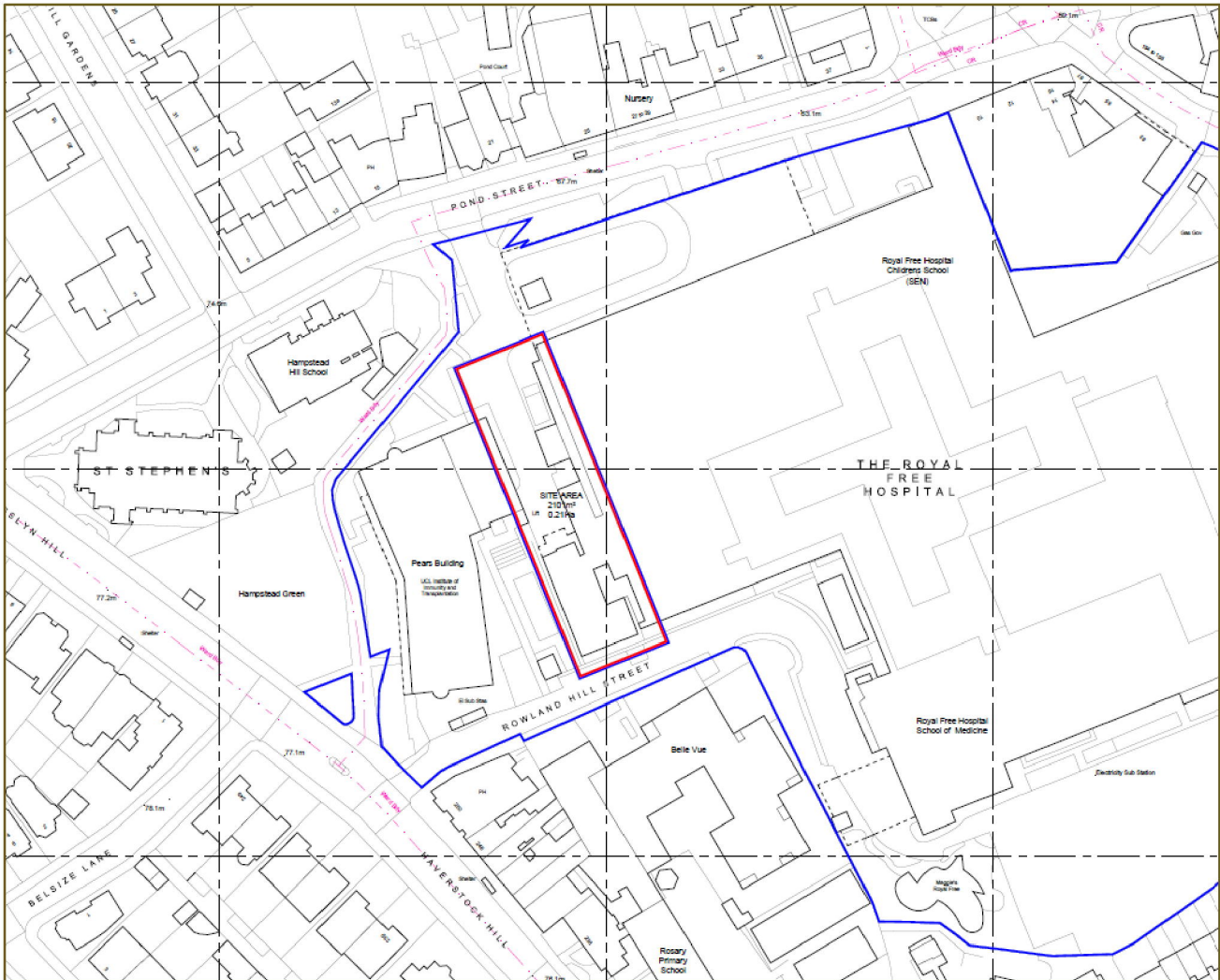
Also at:

DPR
The Quay
12 Princes Parade
Liverpool L3 1BG

DPR
40 Berkeley Square
Bristol
BS8 1HP

DPR
Harcourt Centre
Block 4 Harcourt Road
Dublin D02 HW77

Figure 1: Development site edged red



Daylight and Sunlight Effects Assessment

The nearest residential properties to the Proposed Development site are situated across Pond Road to the north, at a distance of at least approximately 50 meters. Pond Street is shown in Figure 1 above. In DPR’s professional opinion, given the relatively modest size of the Proposed Development extension and the substantial separation distance of at least 50 meters, any potential effect on daylight or sunlight to these properties is expected to be immaterial. This assessment is based on the understanding that the effects fall well within the parameters typically expected when reasonably developing in urban locations.

In addition, the Belle Vue Hampstead apartments, located on Roland Hill Street to the south of the Proposed Development site, are situated at a considerable distance at approximately 55 meters away. The windows within this property facing the Proposed Development site face north, and in accordance with BRE Guidelines, they can be scoped out from consideration for sunlight.

Regarding daylight, the substantial distance between the Belle Vue Hampstead apartments and the relatively modest nature of the Proposed Development, indicates that any effects on daylight would be negligible and immaterial.

Consideration has been given to Hampstead Hill School, located on Pond Street to the northwest of the Proposed Development site. The school is positioned at an oblique angle, meaning that no windows within the main building directly face towards the Proposed Development. Consequently, in DPR’s professional opinion, any effects on daylight or sunlight received by the school are also likely to be immaterial and consistent with what is typically anticipated in urban environments.

There is an outdoor amenity area located immediately to the east of the Pears Building (within the wider the Royal Free London Hospital complex). The Proposed Development site is positioned to the north-east of this. In its current condition, this area benefits from excellent sunlight in accordance with BRE guidelines, primarily due to its open southern aspect. The Proposed Development will not obstruct the southern aspect of the outdoor amenity area, ensuring that good levels of sunlight will be maintained in the future.

Conclusion

Based on our assessment, we conclude that the Proposed Development will not result in any significant degradation of daylight or sunlight. The considerable distances and orientations involved ensure that the effects on daylight and sunlight will be minimal and consistent with the intent of the BRE Guidelines.

Yours sincerely



Mark Kidd
Partner

