

6.7 Daylight, Sunlight, Overshadowing and Solar Glare

- 6.7.1 Chapter 12 of the 2022 ES (referred to in this document as “the 2022 ES Chapter”) reported on the likely significant daylight, sunlight, overshadowing and solar glare effects as a result of the 2023 Consent on the existing receptors during the construction and operational phases and considered concentrations at new receptor locations introduced.
- 6.7.2 This Chapter has been prepared in order to outline the key changes in relation to the 2023 Consent and to identify changes to the findings and conclusions associated with the 2022 ES Chapter.
- 6.7.3 If no changes have been identified, the previous assessments within the 2022 ES Chapter remain valid and are not discussed further. This document should be read in conjunction with the 2022 ES Chapter 12 in order to be able to compare the overall effects of both schemes.
- 6.7.4 To evaluate potential additional effects, further assessments have been conducted to ensure that no detrimental impacts beyond those described in the 2022 ES will occur. Based on the calculations, the effects are found to be very similar to those outlined in the previous submission. As expected, the conclusions in the 2022 ES Chapter remain valid. This Chapter discusses the effects of the Proposed Development on the following:
- Daylight and Sunlight amenity within the surrounding residential properties;
 - Overshadowing to the surrounding gardens, amenity areas and open spaces;
 - Solar glare to the approaching motorists, cyclists and train drivers.
- 6.7.5 The following appendices supplement this Addendum chapter:
- **Appendix 6.7.1:** Existing Site Plan and 3D Computer Views of the Assessment Model;
 - **Appendix 6.7.2:** Proposed Site Plan and 3D Computer Views of the Assessment Model;
 - **Appendix 6.7.3:** Existing Cumulative Site Plan and 3D Computer Views of the Assessment Model;
 - **Appendix 6.7.4:** Cumulative Site Plan and 3D Computer Views of the Assessment Model;
 - **Appendix 6.7.5:** Window Maps of the Surrounding and Cumulative Residential Properties;
 - **Appendix 6.7.6:** Existing vs. Proposed VSC Tabular Analysis Results for the Surrounding Residential Properties;
 - **Appendix 6.7.7:** Existing vs. Proposed NSL Tabular Analysis Results for the Surrounding Residential Properties;
 - **Appendix 6.7.8:** Existing vs. Proposed NSL Contour Results for the Surrounding Residential Properties;
 - **Appendix 6.7.9:** Existing vs. Proposed APSH Tabular Analysis Results for the Surrounding Residential Properties;
 - **Appendix 6.7.10:** Existing vs. Proposed VSC Tabular Analysis Results for the Surrounding Residential Properties – without balconies in place;

- **Appendix 6.7.11:** Existing vs. Proposed NSL Tabular Analysis Results for the Surrounding Residential Properties – without balconies in place;
- **Appendix 6.7.12:** Existing vs. Proposed APSH Tabular Analysis Results for the Surrounding Residential Properties – without balconies in place;
- **Appendix 6.7.13:** Existing vs. Proposed Sun on Ground Results for the Surrounding Amenity Spaces;
- **Appendix 6.7.14:** Existing vs. Proposed Transient Overshadowing Analysis;
- **Appendix 6.7.15:** Solar Glare Analysis and Plots;
- **Appendix 6.7.16:** Existing vs. Cumulative VSC Tabular Analysis Results for the Surrounding Residential Properties;
- **Appendix 6.7.17:** Existing vs. Cumulative ADF Tabular Analysis Results for the Surrounding Residential Properties;
- **Appendix 6.7.18:** Existing vs. Cumulative NSL Tabular Analysis Results for the Surrounding Residential Properties;
- **Appendix 6.7.19:** Existing vs. Cumulative APSH Tabular Analysis Results for the Surrounding Residential Properties;
- **Appendix 6.7.20:** Existing vs. Cumulative VSC Tabular Analysis Results for the Surrounding Residential Properties – without balconies in place;
- **Appendix 6.7.21:** Existing vs. Cumulative ADF Tabular Analysis Results for the Surrounding Residential Properties – without balconies in place;
- **Appendix 6.7.22:** Existing vs. Cumulative NSL Tabular Analysis Results for the Surrounding Residential Properties – without balconies in place;
- **Appendix 6.7.23:** Existing vs. Cumulative APSH Tabular Analysis Results for the Surrounding Residential Properties – without balconies in place;
- **Appendix 6.7.24:** Existing vs. Cumulative Sun on Ground Results for the Surrounding Amenity Spaces;
- **Appendix 6.7.25:** Existing vs. Cumulative Transient Overshadowing Analysis;
- **Appendix 6.7.26:** Contextual Sites Analysis for Determining an Alternative Target Value;
- **Appendix 6.7.27:** Internal Daylight, Sunlight and Overshadowing assessment;
- **Appendix 6.7.28:** 25° Line Sections.
- **Appendix 6.7.29:** Tabular Comparisons 2023 Consent vs Proposed – VSC, NSL, APSH
- **Appendix 6.7.30:** Tabular Comparison Proposed vs Cumulative (additional VSC effects)

Legislation, Planning Policy and Guidance

- 6.7.6 The following sections review the relevant legislation, national, regional and local planning policy and guidance requirements related to daylight, sunlight, overshadowing, light pollution and solar glare.
- 6.7.7 A review of UK legislation, planning policy and guidance relevant to the proposals has been previously undertaken as part of the 2022 ES Chapter.
- 6.7.8 Since the 2022 ES Chapter only the National Planning Policy Framework (NPPF) has been updated, and any changes are discussed below. All other legislation and policies remain unchanged from the previous submissions and have not been further discussed as remain valid, save for the updated position on Camden's draft Local Plan as set out below.
- 6.7.9 The National Planning Policy Framework (NPPF 2024) which was updated in December 2024 introduced new paragraphs which are considered relevant in terms of this ES Addendum. However, they are not considered to present anything contrary to what was discussed within the 2022 ES Chapter.
- 6.7.10 Paragraph 11 of the NPPF 2024 states that "plans and decisions should apply a presumption in favour of sustainable development". For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

- 6.7.11 In Chapter 11 of the NPPF 2024 "Making Effective Use of Land", paragraph 125 previously mentioned in the 2022 ES Chapter has been amended to include the following:

Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless

substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

6.7.12 Paragraph 130 of the NPPF 24 “Achieving appropriate densities” states that:

“...Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

(c) 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).”

Camden Draft New Local Plan

- 6.7.13 The Council consulted on the draft new Local Plan from 17 January to 13 March 2024. They are currently considering all the responses received and will publish an updated version of the Local Plan for further consultation in Spring 2025.
- 6.7.14 The section “Achieving an appropriate mix of housing and other uses stated that “the character and size of the development may influence the mix uses that is most appropriate. For example, elements of a new development that adjoining existing buildings and/or are adjacent to a narrow street may be unable to provide satisfactory daylight and sunlight for housing (..).
- 6.7.15 Policy A1 – Protecting Amenity A. states that the Council will seek to protect the quality of life of future and existing occupiers and neighbours in Camden. They will grant permission for development unless this causes unacceptable harm to amenity. The Council will:
- i. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
 - ii. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
 - iii. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
 - iv. require mitigation measures where necessary.
- B. When assessing planning applications, the factors that the Council will consider include:
- i. privacy, overlooking and outlook;
 - ii. sunlight, daylight and overshadowing; (..).
- 6.7.16 In section “Sunlight, daylight and overshadowing”, par. 13.9 states that:

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 Camden Planning Guidance on amenity. 13.10 Any proposal with potential to negatively impact on the existing levels of daylight/ sunlight of other land uses near the application site, including gardens and amenity spaces, and major applications, will be expected to be accompanied by a Daylight and Sunlight Assessment prepared in line with the methods described in the Building

Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

Scheme Changes

- 6.7.17 The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8). These are identified on Parameter Plan ref. 19066_X_(02)_102. The 10 plots sit within three indicative phases.
- 6.7.18 The changes included in the Proposed Development relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the “Detailed Element”. The Detailed Element of the Site extends to 1.79ha.
- 6.7.19 Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form “Outline Element West”. Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form “Outline Element East”. These plots together are referred to as the “Outline Elements.” The Outline Elements are not affected by the amendments proposed as part of the Proposed Development except for a reduction in the maximum residential floor area proposed.
- 6.7.20 In summary, the Proposed Development involve adjustments to the height, massing and footprints of the buildings within the Detailed Element; the replacement of Block N4D with a two-storey community centre; new landscaping and additional public realm; revisions to architecture; and revisions to unit mix and internal layouts. Overall, there is an increase in floorspace of 5,766 sqm (GIA) for the Detailed Element compared with the 2023 Consent, an increase of 42 residential units, an increase in the size of the community centre and a slight reduction in commercial floorspace (-8sqm GIA). The affordable housing provision remains the same at 36% of the floorspace (GIA).
- 6.7.21 While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

6.7 Assessment Methodology and Significance Criteria

- 6.7.22 The following section outlines the methodologies applied to identify and assess the potential impacts and likely effects to result from the Proposed Development.
- 6.7.23 The scope of the previous 2022 ES Chapter (12) was to consider the daylight, sunlight, overshadowing and solar glare effects of the Proposed Development to the surrounding buildings. A separate standalone report accompanied the planning application detailing the levels of daylight, sunlight and overshadowing that would be enjoyed by/within the 2023 Consent was provided in **Appendix 6.7.27**.

- 6.7.24 The same approach has been implemented in this ES Addendum in that the overall effects of the Proposed Development to the surrounding sensitive receptors are discussed within the main body of this document and the internal assessment to the Proposed Development will be provided as a separate report (**Appendix 6.7.27**).
- 6.7.25 The guidance, assessment methodology and significance criteria is the same as set out in the 2022 ES Chapter.
- 6.7.26 The technical analysis has been undertaken via the creation of a digital three-dimensional model of the existing Site and its surroundings, and the Proposed Development. The cumulative schemes identified in **Chapter 17: Cumulative Effects** were also considered where they have potential influence over daylight, sunlight and overshadowing conditions, which was as agreed within the EIA Scoping Report.

Extent of The Study Area

- 6.7.27 As set out in the 2022 ES Chapter, the assessments undertaken within this ES chapter will be primarily based on *the Building Research Establishment (BRE) guidelines entitled 'Site layout planning for daylight and sunlight: a guide to good practice'* (referred to as the "BRE Guidelines"), as well as any relevant national, regional or local planning policies.
- 6.7.28 The extent of the study area concerning the Proposed Development remains the same as set out within the 2022 ES Chapter.

Method of Baseline Collection

- 6.7.29 The baseline condition remains unchanged from the 2022 ES Chapter, and it is considered still valid. Detailed drawings of this scenario assessment model can be found at **Appendix 6.7.1**. The drawings in **Appendix 6.7.1** also illustrate the location of the surrounding residential properties in relation to the Site.
- 6.7.30 Solar glare is not assessed in the baseline situation as the effect assessment is not typically based upon a comparison of the existing and proposed situations.

Method of Assessment

Demolition & Construction Phase

- 6.7.31 Owing to the constantly evolving and changing nature of refurbishment, demolition and construction activities, the assessment of potential effects during refurbishment, demolition and construction of the Proposed Development on daylight, sunlight, overshadowing and solar glare to the surrounding sensitive receptors have not been modelled and analysed. The effects experienced by the sensitive receptors during the refurbishment, demolition and construction phases will be no greater than that described within the Completed Development section, discussed below. This is in line with the approach / method of assessment discussed in the 2022 ES Chapter.

Operational Phase

Daylight

6.7.32 The same assessment methods defined in the 2022 ES Chapter have been used to assess the Proposed Development. Accordingly, this section should be read in conjunction with the 2022 ES Chapter.

Sunlight

6.7.33 The same assessment methods defined in the 2022 ES Chapter have been used to assess the Proposed Development. Accordingly, this section should be read in conjunction with the 2022 ES Chapter.

Overshadowing

6.7.34 The same assessment methods defined in the 2022 ES Chapter have been used to assess the Proposed Development. Accordingly, this section should be read in conjunction with the 2022 ES Chapter.

Solar Glare

6.7.35 The same assessment methods defined in the 2022 ES Chapter have been used to assess the Proposed Development. Accordingly, this section should be read in conjunction with the 2022 ES Chapter.

Methodology of Defining an Alternative Target Value

6.7.36 The same alternative target value defined in the 2022 ES Chapter have been used to assess the Proposed Development. Accordingly, this section should be read in conjunction with the 2022 ES Chapter.

6.7 Significance Criteria

6.7.37 The same significance criteria defined in the 2022 ES Chapter have been used to assess the Proposed Development. Accordingly, this section should be read in conjunction with the 2022 ES Chapter.

6.7.38 As set out in the 2022 ES Chapter, the assessment of the potential impacts and likely effects as a result of the Proposed Development has taken into account both the Demolition and Construction Phases and Operational phases.

6.7.39 The significance level attributed to each effect has been assessed based on the magnitude of change due to the Proposed Development and the sensitivity of the affected receptor/receiving environmental to change, as well as a number of other factors that are outlined in more detail in Chapter 2: Approach to Assessment within the 2022 ES Chapter.

Effect Significance

6.7.40 The same terms have been used to define the significance of effects identified for both the proposal discussed in the 2022 ES Chapter and the Proposed Development. They are:

- **Major positive or negative effect** – where the Proposed Development would cause a large improvement (or deterioration) to the existing environment;
- **Moderate positive or negative effect** – where the Proposed Development would cause a noticeable improvement (or deterioration) to the existing environment;
- **Minor positive or negative effect** – where the Proposed Development would cause a small improvement (or deterioration) to the existing environment; and
- **Negligible** – no discernible improvement or deterioration to the existing environment as a result of the development will occur.

6.7 Consultation

6.7.41 No further consultation beyond that set out in 2022 ES Chapter was considered necessary and has not therefore been undertaken. The consultation undertaken as part of the 2022 ES Chapter is considered to remain valid.

6.7.42 As set out and agreed within LBC within the previous the Scoping Opinion, light pollution assessments were not considered necessary, and the same approach has been considered in terms of the Proposed Development.

6.7.43 It was agreed with the LBC through the Scoping Opinion in relation to the 2022 ES Chapter that if an existing surrounding window were to experience a reduction in its daylight amenity beyond the BRE Guidelines, that a second qualitative assessment should be undertaken, which considers whether the effects can be considered acceptable given the site's urban location. (see "*Defining an Alternative Target Value*"). This shall consider the retained levels of daylight/sunlight as well as other factors that may influence the retained levels of daylight/sunlight using professional judgement such as the room's use, overhead balconies or set back windows and other obstructions.

6.7 Sensitive Receptors

6.7.44 The assessments undertaken within this ES Addendum, as set out in the 2022 ES Chapter, will be primarily based on *the Building Research Establishment (BRE) guidelines entitled 'Site layout planning for daylight and sunlight: a guide to good practice'* (referred to as the "BRE Guidelines"), as well as any relevant national, regional or local planning policies.

6.7.45 In accordance with the BRE Guidelines, the potential sensitive receptors to daylight and sunlight reductions are the surrounding residential properties and within these the habitable rooms. All receptors assessed are therefore considered to be of high sensitivity.

6.7.46 In accordance with the BRE guidelines, commercial/retail uses, and non-habitable rooms are not considered to have a reasonable expectation of daylight or sunlight and will therefore not be assessed. As a result, the same 'Sensitive Receptors' have been considered as for the 2022 ES Chapter. They are listed below and showed in the Figure 6.7.1 below:

1. Hardy Building
2. 124 West End Lane
3. 3-9 Blackburn Road
4. Asher House
5. Nido House (Student Residential Accommodation)
6. 54-73 Lithos Road (Odd and Even Numbers)
7. 54 A-D Rosemont Road
8. 30-48 Rosemont Road
9. 26 Rosemont road
10. 24 A-C Rosemont Road
11. 22 A-C Rosemont Road
12. 20 A-C Rosemont Road

13. 2-16 Rosemont Road (Even Numbers Only)
14. 6-8 Frognaal Parade, 1-6 Warwick House
15. 1-5 Frognaal Parade, 1-4 Midland Court
16. Holiday Inn, 152-156 Finchley Road
17. 17-27 Canfield Place (Odd Numbers Only)
18. 132-150 Finchley Road (Even Numbers Only)
19. 1-32 Broadfield
20. 33-76 Broadfield
21. 77-108 Broadfield
22. 140-148 Broadhurst Gardens
23. 152-154 Broadhurst Gardens
24. 164-190 Broadhurst Gardens
25. 102-114 West End Lane (Even Numbers Only)

Figure 6.7.1: Location of Sensitive Receptors.



6.7.47 In addition, **Appendix 6.7.28** provides a 25-Degree Test that was previously provided upon CBRE and DPR’s review and recommendations within the 2022 ES Chapter. This method, however, provides the same outcome for both the 2023 Consent scheme and Proposed Development. Therefore, the overall results when using this method remains still valid and consistent with the 2022 ES Chapter.

6.7 Baseline Conditions

6.7.48 This section outlines the existing baseline conditions of the Site.

6.7.49 The baseline conditions remain consistent with the 2022 ES Chapter. Detailed drawings of this scenario assessment model can be found at **Appendix 6.7.1**. This drawing also illustrates the location of the surrounding residential properties in relation to the Site.

6.7.50 The baseline VSC, NSL and APSH conditions were assessed. Since the baseline conditions are considered the same for both the 2023 Consent (based on the 2022 ES Chapter) and the Proposed Development, the same number of windows and rooms have been tested.

6.7.51 Full detailed results can be found in **Appendices 6.7.6-6.8**. These are also summarised in **Tables 6.7.1-6.7.4** below.

Table 6.7.1: Summary of Baseline VSC Results.

Baseline VSC Summary		
Address	No. of Windows	No. of Windows that meet VSC criterion (>27%)
Total	1643	1143

Table 6.7.2: Summary of Baseline NSL Results.

Baseline NSL Summary		
Address	No. Of Rooms	No. Of Rooms That Receive NSL In Excess Of 80%
Total	1040	1008

Table 6.7.3: Summary of Baseline Room APSH Summary.

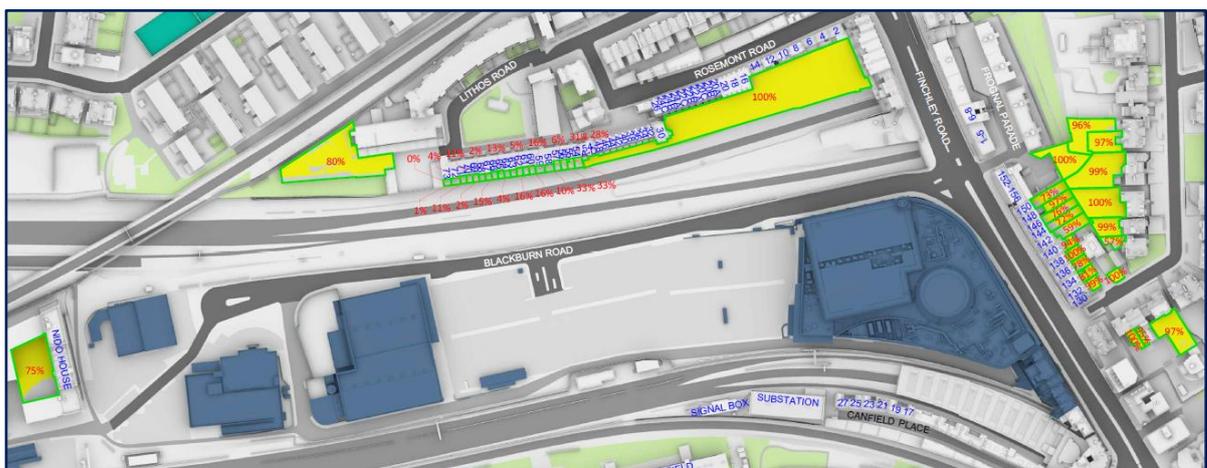
Baseline Room APSH Summary		
Address	No. of Rooms	No. of Rooms that Meet APSH Criteria
Total	449	430

Table 6.7.4: Summary of Existing Baseline of 2 Hour Sun on Gound Test.

2 Hour Sun on Gound Test	
Area	% of Area Receiving at Least 2 Hours of Sunlight on 21st March – Existing Baseline
Billy Fury Way Amenity Space	80%
73 Lithos Road	0%
72 Lithos Road	1%
71 Lithos Road	4%
70 Lithos Road	11%
69 Lithos Road	11%
68 Lithos Road	2%
67 Lithos Road	2%
66 Lithos Road	15%
65 Lithos Road	13%
64 Lithos Road	4%
63 Lithos Road	5%
62 Lithos Road	16%
61 Lithos Road	16%
60 Lithos Road	16%
59 Lithos Road	6%
58 Lithos Road	10%
57 Lithos Road	31%
56 Lithos Road	33%
55 Lithos Road	28%
54 Lithos Road	33%
Rosemont Road Amenity Space	100%
7 Netherhall Gardens	96% and 97%
South Hampstead High School	99% and 100%
3 Netherhall Gardens	100%
1a Netherhall Gardens	99%

2 Hour Sun on Ground Test	
1 Netherhall Gardens	57%
The Cottage, 1 Netherhall Gardens	100%
130-132 Finchley Road	99%
134 Finchley Road	81%
136 Finchley Road	78%
138 Finchley Road	100%
140 Finchley Road	94%
142 Finchley Road	59%
144 Finchley Road	72%
146 Finchley Road	76%
148 Finchley Road	97%
150 Finchley Road	73%
4 Netherhall Gardens	97%
2 Netherhall Gardens	95%
2a Netherhall Gardens	100%
Nido House	75%

Figure 6.7.2: Site Plan with % areas that receive 2 hours of direct sunlight.



6.7.52 The above results show that 22 of the 44 areas (50%) currently enjoy good levels of sunlight above that recommended by the BRE guidelines.

6.7 Assessment of Effects, Mitigation and Residual Effects

Demolition & Construction Phase

First Effect

6.7.53 This section identifies and assesses the scale and nature of the main effects arising from the Proposed Development during the construction phase.

6.7.54 Effects in relation to daylight, sunlight and overshadowing will vary throughout the demolition and construction phase.

6.7.55 There will be no notable anticipated effect whilst the existing buildings on the Site are demolished. There will also be no anticipated effect following the completion of the demolition of the buildings. During the construction of the Development, the effects would be no worse than those of the completed Development as set out below. For those residents, who would be living in the initial phases of the Development (completed blocks of the Detailed Element of the Development), during the construction of the outline element of the Development, they would enjoy higher levels of daylight/sunlight. Upon completion, these levels of daylight/sunlight would reduce to as the levels reported on within the Internal Daylight, Sunlight and Overshadowing report which is listed within **Appendix 6.7.27**.

Mitigation and Residual Effects

6.7.56 No mitigation measures are considered necessary as the effects would develop to those of the completed Development, as described below. The residual effect would therefore remain as described below. Therefore, the mitigation and residual effects are the same as reported in the main assessment below.

Operational Phase

6.7.57 This section identifies and assesses the scale and nature of the main effects arising from the Proposed Development during the operational phase.

First Effect

Daylight to Surrounding Properties

6.7.58 These are the same 1640 windows serving 1040 residential rooms within the assessed properties surrounding the Site (the same windows and rooms as within the 2022 ES).

6.7.59 For clarity, the effects discussed below have been achieved by running VSC assessment in the same manner as within the 2022 ES Chapter (based on the maximum building footprints and maximum building heights). The anticipated effects are discussed in the same fashion as previously on a separate property or grouped properties basis. This is clearly highlighted.

6.7.60 These all have all been assessed in terms of both VSC and NSL. Full detailed results can be found at **Appendices 6.7.5 (B)** and **6.7.6 (B)** and are summarised in **Table 6.7.5** and **Table 6.7.6** below.

Table 6.7.5: VSC Summary with the Development in Place.

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
Hardy Building	30	0	0	0	0	30
124 West End Lane	20	0	0	0	0	20
3 Blackburn Road	1	1	4	5	10	11
5 Blackburn Road	0	1	1	4	6	6
7 Blackburn Road	0	0	1	5	6	6
9 Blackburn Road	0	0	3	5	8	8
Asher House	0	0	0	51	51	51
Nido House (Student Accommodation)	34	0	13	92	105	139
73 Lithos Road	6	2	3	5	10	16
72 Lithos Road	2	2	4	6	12	14
71 Lithos Road	7	1	1	2	4	11
70 Lithos Road	6	2	2	1	5	11
69 Lithos Road	6	2	2	1	5	11
68 Lithos Road	8	0	4	0	4	12
67 Lithos Road	8	0	4	0	4	12
66 Lithos Road	6	2	2	1	5	11
65 Lithos Road	6	2	2	1	5	11
64 Lithos Road	8	0	4	0	4	12
63 Lithos Road	8	0	4	0	4	12
62 Lithos Road	6	2	2	1	5	11
61 Lithos Road	6	2	2	1	5	11

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
60 Lithos Road	6	2	1	2	5	11
59 Lithos Road	2	2	4	6	12	14
58 Lithos Road	2	2	4	6	12	14
57 Lithos Road	4	4	0	3	7	11
56 Lithos Road	4	4	0	3	7	11
55 Lithos Road	6	2	0	3	5	11
54 Lithos Road	6	2	0	3	5	11
54a-D Rosemont Road	0	0	13	5	18	18
48 Rosemont Road	0	1	6	4	11	11
46 Rosemont Road	0	1	6	4	11	11
44 Rosemont Road	0	1	6	4	11	11
42 Rosemont Road	0	1	5	5	11	11
40 Rosemont Road	0	0	6	5	11	11
38 Rosemont Road	0	0	7	4	11	11
36 Rosemont Road	0	0	7	4	11	11
34 Rosemont Road	0	0	7	4	11	11
32 Rosemont Road	1	1	4	5	10	11
30 Rosemont Road	22	3	7	3	13	41
26 Rosemont Road	4	2	0	0	2	6
24c Rosemont Road	3	4	1	2	7	10
24b Rosemont Road	2	5	0	3	8	10
24a Rosemont Road	3	4	0	3	7	10
22c Rosemont Road	3	4	0	3	7	10
22b Rosemont Road	4	3	0	3	6	10
22a Rosemont Road	4	3	0	3	6	10
20c Rosemont Road	7	0	0	3	3	10
20b Rosemont Road	7	0	0	3	3	10
20a Rosemont Road	0	6	1	3	10	10
16 Rosemont Road	9	3	0	0	3	12
14 Rosemont Road	8	0	0	0	0	8
12 Rosemont Road	23	0	0	0	0	23
10 Rosemont Road	12	0	0	0	0	12
8 Rosemont Road	12	3	0	0	3	15

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
6 Rosemont Road	4	0	0	0	0	4
4 Rosemont Road	6	0	0	0	0	6
2 Rosemont Road	6	1	0	0	1	7
6-8 Frogna! Parade, 1-6 Warwick House	12	0	0	0	0	12
1-5 Frogna! Parade, 1-4 Midland Court	16	0	0	0	0	16
Holiday Inn, 152-156 Finchley Road	20	21	0	0	21	41
150 Finchley Road	5	9	0	0	9	14
148 Finchley Road	8	4	0	0	4	12
146 Finchley Road	8	4	0	0	4	12
144 Finchley Road	8	4	0	0	4	12
142 Finchley Road	10	2	0	0	2	12
140 Finchley Road	11	2	0	0	2	13
138 Finchley Road	14	0	0	0	0	14
136 Finchley Road	14	0	0	0	0	14
134 Finchley Road	11	0	0	0	0	11
132 Finchley Road	14	0	0	0	0	14
17 Canfield Place	5	1	0	0	1	6
19 Canfield Place	4	0	0	0	0	4
21 Canfield Place	2	0	0	0	0	2
23 Canfield Place	8	1	0	0	1	9
25 Canfield Place	6	1	0	0	1	7
27 Canfield Place	8	2	0	0	2	10
1-32 Broadfield	15	45	6	30	81	96
33-76 Broadfield	19	51	0	52	103	122
77-108 Broadfield	24	42	2	28	72	96
140 Broadhurst Gardens	16	0	0	0	0	16
142 Broadhurst Gardens	16	0	0	0	0	16
144 Broadhurst Gardens	16	0	0	0	0	16
146 Broadhurst Gardens	24	1	0	0	1	25
148 Broadhurst Gardens	23	0	0	0	0	23
152 Broadhurst Gardens	13	0	0	0	0	13

VSC SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Windows
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
154 Broadhurst Gardens	5	0	0	0	0	5
164 Broadhurst Gardens	2	2	0	0	2	4
166 Broadhurst Gardens	1	2	0	0	2	3
168 Broadhurst Gardens	7	3	0	0	3	10
170 Broadhurst Gardens	5	3	0	0	3	8
172 Broadhurst Gardens	3	5	0	0	5	8
174 Broadhurst Gardens	6	2	0	0	2	8
176 Broadhurst Gardens	5	2	0	0	2	7
178 Broadhurst Gardens	3	3	0	0	3	6
180 Broadhurst Gardens	3	0	0	1	1	4
182 Broadhurst Gardens	3	0	0	1	1	4
184 Broadhurst Gardens	3	0	0	0	0	3
186 Broadhurst Gardens	14	0	0	0	0	14
190 Broadhurst Gardens	24	0	0	0	0	24
102 West End Lane	16	0	0	0	0	16
104 West End Lane	2	0	0	0	0	2
106 West End Lane	1	0	0	0	0	1
108 West End Lane	1	0	0	0	0	1
110 West End Lane	1	0	0	0	0	1
112 West End Lane	2	0	0	0	0	2
114 West End Lane	4	0	0	0	0	4
Total	799	295	151	392	838	1637

Table 6.7.6: NSL Summary with the Proposed Development in Place.

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
Hardy Building	17	0	0	0	0	17
124 West End Lane	8	0	0	0	0	8
3 Blackburn Road	3	1	1	1	3	6
5 Blackburn Road	0	0	1	2	3	3

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
7 Blackburn Road	0	1	0	2	3	3
9 Blackburn Road	0	0	1	2	3	3
Asher House	0	0	0	13	13	13
Nido House (Student Accommodation)	32	5	1	69	75	107
73 Lithos Road	7	0	1	0	1	8
72 Lithos Road	4	1	0	1	2	6
71 Lithos Road	3	0	1	0	1	4
70 Lithos Road	3	0	1	0	1	4
69 Lithos Road	3	1	0	0	1	4
68 Lithos Road	4	1	0	0	1	5
67 Lithos Road	4	1	0	0	1	5
66 Lithos Road	4	0	0	0	0	4
65 Lithos Road	4	0	0	0	0	4
64 Lithos Road	5	0	0	0	0	5
63 Lithos Road	5	0	0	0	0	5
62 Lithos Road	4	0	0	0	0	4
61 Lithos Road	4	0	0	0	0	4
60 Lithos Road	3	1	0	0	1	4
59 Lithos Road	2	3	0	1	4	6
58 Lithos Road	2	3	1	0	4	6
57 Lithos Road	4	0	0	0	0	4
56 Lithos Road	4	0	0	0	0	4
55 Lithos Road	4	0	0	0	0	4
54 Lithos Road	3	0	1	0	1	4
54a-D Rosemont Road	10	1	1	0	2	12
48 Rosemont Road	2	2	0	0	2	4
46 Rosemont Road	2	1	1	0	2	4
44 Rosemont Road	2	0	1	1	2	4
42 Rosemont Road	2	1	1	0	2	4
40 Rosemont Road	2	1	1	0	2	4
38 Rosemont Road	3	0	1	0	1	4
36 Rosemont Road	3	0	1	0	1	4
34 Rosemont Road	3	1	0	0	1	4
32 Rosemont Road	3	1	0	0	1	4

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
30 Rosemont Road	15	0	0	0	0	15
26 Rosemont Road	1	1	1	1	3	4
24c Rosemont Road	4	0	0	0	0	4
24b Rosemont Road	4	0	0	0	0	4
24a Rosemont Road	4	0	0	0	0	4
22c Rosemont Road	4	0	0	0	0	4
22b Rosemont Road	3	0	1	0	1	4
22a Rosemont Road	4	0	0	0	0	4
20c Rosemont Road	3	0	0	1	1	4
20b Rosemont Road	4	0	0	0	0	4
20a Rosemont Road	3	0	1	0	1	4
16 Rosemont Road	6	0	0	1	1	7
14 Rosemont Road	4	0	0	0	0	4
12 Rosemont Road	5	0	0	0	0	5
10 Rosemont Road	3	0	0	0	0	3
8 Rosemont Road	4	0	0	0	0	4
6 Rosemont Road	1	0	0	0	0	1
4 Rosemont Road	2	0	0	0	0	2
2 Rosemont Road	4	0	0	0	0	4
6-8 Frognal Parade, 1-6 Warwick House	6	0	0	0	0	6
1-5 Frognal Parade, 1-4 Midland Court	8	0	0	0	0	8
Holiday Inn, 152-156 Finchley Road	5	1	3	32	36	41
150 Finchley Road	1	0	2	5	7	8
148 Finchley Road	1	1	0	6	7	8
146 Finchley Road	1	1	5	1	7	8
144 Finchley Road	2	3	3	0	6	8
142 Finchley Road	4	3	1	0	4	8
140 Finchley Road	7	1	0	0	1	8
138 Finchley Road	8	0	0	0	0	8
136 Finchley Road	8	0	0	0	0	8
134 Finchley Road	8	0	0	0	0	8
132 Finchley Road	9	0	0	0	0	9
17 Canfield Place	2	0	3	0	3	5
19 Canfield Place	2	0	0	0	0	2

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
21 Canfield Place	2	0	0	0	0	2
23 Canfield Place	4	1	1	1	3	7
25 Canfield Place	2	0	0	1	1	3
27 Canfield Place	4	0	0	1	1	5
1-32 Broadfield	96	0	0	0	0	96
33-76 Broadfield	114	7	1	0	8	122
77-108 Broadfield	95	1	0	0	1	96
140 Broadhurst Gardens	9	0	0	0	0	9
142 Broadhurst Gardens	9	0	0	0	0	9
144 Broadhurst Gardens	10	0	0	0	0	10
146 Broadhurst Gardens	9	0	0	0	0	9
148 Broadhurst Gardens	23	0	0	0	0	23
152 Broadhurst Gardens	9	0	0	0	0	9
154 Broadhurst Gardens	5	0	0	0	0	5
164 Broadhurst Gardens	3	0	0	0	0	3
166 Broadhurst Gardens	3	0	0	0	0	3
168 Broadhurst Gardens	5	1	0	0	1	6
170 Broadhurst Gardens	2	3	0	1	4	6
172 Broadhurst Gardens	4	2	0	2	4	8
174 Broadhurst Gardens	2	2	1	1	4	6
176 Broadhurst Gardens	5	1	1	0	2	7
178 Broadhurst Gardens	4	0	1	0	1	5
180 Broadhurst Gardens	4	0	0	0	0	4
182 Broadhurst Gardens	3	0	0	0	0	3
184 Broadhurst Gardens	3	0	0	0	0	3
186 Broadhurst Gardens	7	0	0	0	0	7
190 Broadhurst Gardens	20	0	0	0	0	20
102 West End Lane	16	0	0	0	0	16
104 West End Lane	2	0	0	0	0	2
106 West End Lane	1	0	0	0	0	1
108 West End Lane	1	0	0	0	0	1
110 West End Lane	1	0	0	0	0	1
112 West End Lane	2	0	0	0	0	2
114 West End Lane	1	0	0	0	0	1

NSL SUMMARY						
Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
Total	798	55	41	146	242	1040

6.7.61 The following properties will experience alterations from the baseline as a result of the presence of the Proposed Development which, in accordance with the BRE Guidelines, will not be noticeable to the occupants, and these are not discussed in detail. These are the same properties discussed in the 2022 ES Chapter

- Hardy Building
- 124 West End Lane
- 14 Rosemont Road
- 12 Rosemont Road
- 10 Rosemont Road
- 6 Rosemont Road
- 4 Rosemont Road
- 6-8 Frogna Parade, 1-6 Warwick House
- 1-5 Frogna Parade, 1-4 Midland Court
- 138 Finchley Road
- 136 Finchley Road
- 134 Finchley Road
- 132 Finchley Road
- 19 Canfield Place
- 21 Canfield Place
- 140 Broadhurst Gardens
- 142 Broadhurst Gardens
- 144 Broadhurst Gardens
- 148 Broadhurst Gardens
- 152 Broadhurst Gardens
- 154 Broadhurst Gardens
- 184 Broadhurst Gardens
- 186 Broadhurst Gardens
- 190 Broadhurst Gardens
- 102 West End Lane
- 104 West End Lane
- 106 West End Lane
- 108 West End Lane
- 110 West End Lane
- 112 West End Lane

- 114 West End Lane

6.7.62 The effect on the daylight amenity of a property in an urban context is minor negative in situations where both the VSC and NSL alterations applicable to the room are no greater than 30% of their baseline values.

6.7.63 The following properties are therefore considered to experience reductions from the baseline as a result of the Proposed Development which are of minor negative significance, and therefore not discussed further in detail:

- 8 Rosemont Road
- 2 Rosemont Road
- 140 Finchley Road
- 146 Broadhurst Gardens
- 164 Broadhurst Gardens
- 166 Broadhurst Gardens
- 168 Broadhurst Gardens

6.7.64 The remaining properties experience daylight alterations beyond those categorised as negligible or minor (i.e. experience effects classified as moderate or major negative) in accordance with **Table 6.7.4** in the 2022 ES Chapter to determine the scale of significance.

6.7.65 These properties will be considered further in detail in this chapter below. In addition, they will be also discussed in terms of sunlight alterations and also whether they would experience additional effects in a cumulative scenario.

6.7.66 This discussion of the effects will focus on differences in results between the 2022 ES Chapter and those for the Proposed Development. For a detailed description of the affected windows and rooms, readers should refer to the 2022 ES Chapter, as this document is intended to be read in conjunction with it.

Sunlight to Surrounding Properties

6.7.67 There are the same 982 windows serving 449 residential rooms surrounding the Site that are relevant for sunlight amenity assessment, as these ones assessed within the 2022 ES Chapter. These have all been assessed in terms of total and winter APSH. Full detailed results can be found at **Appendix 6.7.9** and are summarised in **Table 6.7.7**.

Table 6.7. 1: APSH Summary with the Development in Place

Address	Meet BRE Guidelines	No. Of Rooms Below The APSH Stated In BRE Guidelines								Total No. Rooms
		Below Threshold For Winter APSH				Below Threshold For Total APSH				
		20-30%	30-40%	>40%	Tot.	20-30%	30-40%	>40%	Tot.	
Hardy Building	6	0	0	0	0	0	0	0	0	6

Address	Meet BRE Guidelines	No. Of Rooms Below The APSH Stated In BRE Guidelines								Total No. Rooms
		Below Threshold For Winter APSH				Below Threshold For Total APSH				
		20-30%	30-40%	>40%	Tot.	20-30%	30-40%	>40%	Tot.	
124 West End Lane	8	0	0	0	0	0	0	0	0	8
3 Blackburn Road	6	0	0	0	0	0	0	0	0	6
5 Blackburn Road	3	0	0	0	0	0	0	0	0	3
7 Blackburn Road	2	0	0	1	1	0	0	0	0	3
9 Blackburn Road	2	0	0	1	1	0	0	0	0	3
Asher House	0	0	0	13	13	0	0	11	11	13
Nido House (Student Accommodation)	26	0	0	3	3	0	0	0	0	29
73 Lithos Road	7	0	0	1	1	0	0	0	0	8
72 Lithos Road	6	0	0	0	0	0	0	0	0	6
71 Lithos Road	4	0	0	0	0	0	0	0	0	4
70 Lithos Road	4	0	0	0	0	0	0	0	0	4
69 Lithos Road	4	0	0	0	0	0	0	0	0	4
68 Lithos Road	5	0	0	0	0	0	0	0	0	5
67 Lithos Road	5	0	0	0	0	0	0	0	0	5
66 Lithos Road	3	0	0	1	1	0	0	0	0	4
65 Lithos Road	4	0	0	0	0	0	0	0	0	4
64 Lithos Road	5	0	0	0	0	0	0	0	0	5
63 Lithos Road	5	0	0	0	0	0	0	0	0	5
62 Lithos Road	4	0	0	0	0	0	0	0	0	4
61 Lithos Road	4	0	0	0	0	0	0	0	0	4
60 Lithos Road	4	0	0	0	0	0	0	0	0	4
59 Lithos Road	6	0	0	0	0	0	0	0	0	6
58 Lithos Road	6	0	0	0	0	0	0	0	0	6
57 Lithos Road	3	0	0	0	0	0	0	1	1	4
56 Lithos Road	3	0	0	0	0	0	0	1	1	4

Address	Meet BRE Guidelines	No. Of Rooms Below The APSH Stated In BRE Guidelines								Total No. Rooms
		Below Threshold For Winter APSH				Below Threshold For Total APSH				
		20-30%	30-40%	>40%	Tot.	20-30%	30-40%	>40%	Tot.	
55 Lithos Road	3	0	0	0	0	0	0	1	1	4
54 Lithos Road	3	0	0	0	0	0	0	1	1	4
54A-D Rosemont Road	11	0	0	0	0	0	0	1	1	12
48 Rosemont Road	4	0	0	0	0	0	0	0	0	4
46 Rosemont Road	3	0	0	0	0	0	0	1	1	4
44 Rosemont Road	3	0	0	0	0	0	0	1	1	4
42 Rosemont Road	3	0	0	0	0	0	0	1	1	4
40 Rosemont Road	3	0	0	0	0	0	0	1	1	4
38 Rosemont Road	3	0	0	0	0	0	0	1	1	4
36 Rosemont Road	3	0	0	0	0	0	0	1	1	4
34 Rosemont Road	3	0	0	0	0	0	0	1	1	4
32 Rosemont Road	3	0	0	0	0	0	0	1	1	4
30 Rosemont Road	8	0	0	0	0	0	0	0	0	8
26 Rosemont Road	1	0	0	3	3	1	0	0	1	4
24c Rosemont Road	3	0	0	1	1	0	0	0	0	4
24b Rosemont Road	4	0	0	0	0	0	0	0	0	4
24a Rosemont Road	4	0	0	0	0	0	0	0	0	4
22c Rosemont Road	4	0	0	0	0	0	0	0	0	4
22b Rosemont Road	4	0	0	0	0	0	0	0	0	4
22a Rosemont Road	4	0	0	0	0	0	0	0	0	4
20c Rosemont Road	4	0	0	0	0	0	0	0	0	4

Address	Meet BRE Guidelines	No. Of Rooms Below The APSH Stated In BRE Guidelines								Total No. Rooms
		Below Threshold For Winter APSH				Below Threshold For Total APSH				
		20-30%	30-40%	>40%	Tot.	20-30%	30-40%	>40%	Tot.	
20b Rosemont Road	4	0	0	0	0	0	0	0	0	4
20a Rosemont Road	4	0	0	0	0	0	0	0	0	4
16 Rosemont Road	7	0	0	0	0	0	0	0	0	7
14 Rosemont Road	4	0	0	0	0	0	0	0	0	4
12 Rosemont Road	5	0	0	0	0	0	0	0	0	5
10 Rosemont Road	3	0	0	0	0	0	0	0	0	3
8 Rosemont Road	4	0	0	0	0	0	0	0	0	4
6 Rosemont Road	1	0	0	0	0	0	0	0	0	1
4 Rosemont Road	2	0	0	0	0	0	0	0	0	2
2 Rosemont Road	4	0	0	0	0	0	0	0	0	4
6-8 Frognaal Parade, 1-6 Warwick House	6	0	0	0	0	0	0	0	0	6
1-5 Frognaal Parade, 1-4 Midland Court	8	0	0	0	0	0	0	0	0	8
Holiday Inn, 152-156 Finchley Road	41	0	0	0	0	0	0	0	0	41
150 Finchley Road	8	0	0	0	0	0	0	0	0	8
148 Finchley Road	8	0	0	0	0	0	0	0	0	8
146 Finchley Road	8	0	0	0	0	0	0	0	0	8
144 Finchley Road	8	0	0	0	0	0	0	0	0	8
142 Finchley Road	8	0	0	0	0	0	0	0	0	8
140 Finchley Road	8	0	0	0	0	0	0	0	0	8
138 Finchley Road	8	0	0	0	0	0	0	0	0	8

Address	Meet BRE Guidelines	No. Of Rooms Below The APSH Stated In BRE Guidelines								Total No. Rooms
		Below Threshold For Winter APSH				Below Threshold For Total APSH				
		20-30%	30-40%	>40%	Tot.	20-30%	30-40%	>40%	Tot.	
136 Finchley Road	8	0	0	0	0	0	0	0	0	8
134 Finchley Road	8	0	0	0	0	0	0	0	0	8
132 Finchley Road	9	0	0	0	0	0	0	0	0	9
19 Canfield Place	2	0	0	0	0	0	0	0	0	2
21 Canfield Place	1	0	0	0	0	0	0	0	0	1
23 Canfield Place	4	0	0	0	0	0	0	0	0	4
27 Canfield Place	2	0	0	0	0	0	0	0	0	2
140 Broadhurst Gardens	2	0	0	0	0	0	0	0	0	2
142 Broadhurst Gardens	1	0	0	0	0	0	0	0	0	1
144 Broadhurst Gardens	1	0	0	0	0	0	0	0	0	1
146 Broadhurst Gardens	2	0	0	0	0	0	0	0	0	2
154 Broadhurst Gardens	2	0	0	0	0	0	0	0	0	2
170 Broadhurst Gardens	2	0	0	0	0	0	0	0	0	2
174 Broadhurst Gardens	2	0	0	0	0	0	0	0	0	2
186 Broadhurst Gardens	1	0	0	0	0	0	0	0	0	1
Total	412	0	0	24	24	1	0	24	25	449

6.7.68 The following properties have the following number of Site-facing rooms that are within 90 degrees of due south and will experience alterations from the baseline due to the presence of the Proposed Development which, in accordance with the BRE Guidelines, will not be noticeable to the occupants:

- Hardy Building
- 124 West End Lane
- 3 Blackburn Road
- 5 Blackburn Road
- 72 Lithos Road
- 71 Lithos Road
- 70 Lithos Road
- 69 Lithos Road
- 68 Lithos Road
- 67 Lithos Road
- 65 Lithos Road
- 64 Lithos Road

- 63 Lithos Road
- 62 Lithos Road
- 61 Lithos Road
- 60 Lithos Road
- 59 Lithos Road
- 58 Lithos Road
- 48 Rosemont Road
- 30 Rosemont Road
- 24b Rosemont Road
- 12 Rosemont Road
- 10 Rosemont Road
- 8 Rosemont Road
- 6 Rosemont Road
- 4 Rosemont Road
- 2 Rosemont Road
- 6-8 Frogna! Parade, 1-6 Warwick House
- 1-5 Frogna! Parade, 1-4 Midland Court
- Holiday Inn, 152-156 Finchley Road
- 150 Finchley Road
- 148 Finchley Road
- 146 Finchley Road
- 144 Finchley Road
- 142 Finchley Road
- 140 Finchley Road
- 138 Finchley Road
- 136 Finchley Road
- 134 Finchley Road
- 24a Rosemont Road
- 22c Rosemont Road
- 22b Rosemont Road
- 22a Rosemont Road
- 20c Rosemont Road
- 20b Rosemont Road
- 20a Rosemont Road
- 16 Rosemont Road
- 14 Rosemont Road
- 132 Finchley Road
- 19 Canfield Place
- 21 Canfield Place
- 23 Canfield Place
- 27 Canfield Place
- 140 Broadhurst Gardens
- 142 Broadhurst Gardens
- 144 Broadhurst Gardens
- 146 Broadhurst Gardens
- 154 Broadhurst Gardens
- 170 Broadhurst Gardens
- 174 Broadhurst Gardens
- 186 Broadhurst Gardens

6.7.69 A comparison of the Proposed Development with the 2023 Consent shows that the list of properties likely to experience negligible effects in terms of APSH is largely similar. Only two properties, 66 Lithos Road and 36 Rosemont Road, are expected to experience slightly more adverse effects. These are discussed in greater detail below.

Assessment of Effects

6.7.70 Based on the daylight and sunlight summary results set out above, below is a discussion of the impacts to each property where Moderate or Major negative effects have been identified.

3 Blackburn Road

Daylight

6.7.71 This property will not experience any additional VSC and NSL reductions with the Proposed Development compared to the 2023 Consent discussed in the 2022 ES Chapter. The scale of effects in both scenario remains the same (major negative).

Sunlight

6.7.72 This property will experience APSH alterations which are considered negligible. This is in line with the conclusions reached in the 2022 ES Chapter.

Cumulative Effects

6.7.73 Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.74 This property will not experience any additional effects due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**).

5 Blackburn Road

Daylight

6.7.75 This property will experience a marginal additional percentage VSC reduction to only 1 of its windows (0.03%) and no additional NSL reductions with the Proposed Development compared to the 2023 Consent discussed in the 2022 ES Chapter. The scale of effects in both scenario remains the same (major negative).

Sunlight

6.7.76 This property will experience APSH alterations which are considered negligible. This is in line with the 2022 ES Chapter.

Cumulative Effects

6.7.77 Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.78 This property will not experience any additional effects due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**).

7 Blackburn Road*Daylight*

6.7.79 This property will not experience any additional VSC and NSL reductions with the Proposed Development compared to the 2023 Consent discussed in the 2022 ES Chapter. The scale of effects in both scenario remains the same (major negative).

Sunlight

6.7.80 When the effect of the Proposed Development is compared with those of the 2023 Consent, this property will experience gains from the Proposed Development which will reduce effects for 1 room in total APSH to be negligible. In terms of the scale of the effects will remain the same as within the 2022 ES Chapter.

Cumulative Effects

6.7.81 Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.82 This property will not experience any additional effects due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**).

9 Blackburn Road*Daylight*

6.7.83 This property will experience a marginal additional percentage VSC reduction to only 1 of its windows (0.03%) which will retain VSC lower by 0.1% and no additional NSL reductions with the Proposed Development compared to the 2023 Consent discussed in the 2022 ES Chapter. The scale of effects in both scenario remains the same (major negative).

Sunlight

6.7.84 When the effect of the Proposed Development is compared with those of the 2023 Consent, this property will experience gains from the Proposed Development which will reduce effects for 1 room in total APSH to be negligible. In terms of the scale of the effects will remain the same as with the 2023 Consent.

Cumulative Effects

6.7.85 Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.86 This property will not experience any additional effects due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**).

Asher House*Daylight*

6.7.87 This property will experience marginal additional percentage VSC reductions to only 2 of its windows (0.03%) and no additional NSL reductions with the Proposed Development compared to the 2023 Consent discussed in the 2022 ES Chapter. The scale of effects in both scenario remains the same (major negative).

Sunlight

6.7.88 When the effect of the Proposed Development is compared with those of the 2023 Consent, this property will experience gains from the Proposed Development which will reduce effects for 2 rooms in total APSH to be negligible. In terms of the scale of the effects will remain the same as within the 2022 ES Chapter.

Cumulative Effects

6.7.89 Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.90 This property will experience some additional effects to 1 window but to a very marginal extent by 0.1% due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

Nido House (Student Accommodation)*Daylight*

6.7.91 This property will experience marginal additional percentage VSC reductions to only 4 of its windows (0.08%-0.2%). In terms of NSL, it will experience also marginal additional reductions to 1 of its room (0.11%) with the Proposed Development compared to the 2023 Consent discussed in the 2022 ES Chapter. The scale of effects in both scenario remains the same (major negative).

Sunlight

6.7.92 When the effect of the Proposed Development is compared with those of the 2023 Consent, this property will experience gains from the Proposed Development which will reduce effects for 3 rooms in total APSH to be negligible. In terms of the scale of the effects will remain the same as within the 2022 ES Chapter.

Cumulative Effects

6.7.93 Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

6.7.94 This property will not experience any additional effects due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**).

73 Lithos Road – 67 Lithos Road (Odd and Even Numbers)*Daylight*

6.7.95 These properties will experience small additional percentage VSC reductions to all windows. However, the average percentage reduction to all windows is approximately only 3% (the majority of windows will be reduced by not more than 1.5%). In addition, the retained VSC levels will be only marginally reduced further by circa average 1%.

6.7.96 In terms of NSL, only some of the rooms assessed within these properties will experience additional reduction, but by only a marginal average 1.90%. This is not considered to be material. In addition, the majority of the rooms assessed will still meet the BRE Guidelines criteria or will meet the alternative target criteria of retaining at least 50% NSL.

6.7.97 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (minor to major negative).

Sunlight

6.7.98 The scale of the effects in terms of both total and winter APSH will remain the same as within the 2022 ES Chapter, therefore the previous conclusions remain valid.

Cumulative Effects

6.7.99 Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

6.7.100 This property will experience some additional percentage reductions to some windows but to a very marginal extent (average percentage reduction to all affected windows is circa 0.63% due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

66 Lithos Road – 54 Lithos Road (Odd and Even Numbers)*Daylight*

6.7.101 These properties will experience small additional percentage VSC reductions to all windows. However, the average percentage reduction to all windows is approximately only 3.38% (the majority of windows will be reduced by up to 2%). In addition, the retained VSC levels will be only marginally reduced further by circa average 1%.

6.7.102 In terms of NSL, only some of the rooms assessed within these properties will experience additional reduction, but by only a marginal average 1.2%. This is not considered to be material. In addition, the majority of the rooms assessed will still meet the BRE Guidelines criteria or will meet the alternative target criteria of retaining at least 50% NSL.

6.7.103 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (minor to major negative).

Sunlight

6.7.104 A comparison of the APSH results for the Proposed Development and the 2023 Consent reveals very similar outcomes, with only minor differences. While one property, 66 Lithos Road, will experience slightly more adverse alterations, four properties—54-57 Lithos Road—will benefit from the Proposed Development, with winter APSH alterations reduced to a negligible level.

Cumulative Effects

1. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

6.7.105 This property will experience some additional percentage reductions to some windows but to a very marginal extent, where the average percentage reduction to all affected windows is circa 0.65% due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

54 A-D Rosemont Road

Daylight

6.7.106 These properties will experience small additional percentage VSC reductions to all windows. However, the average percentage reduction to all widows is approximately only 2.51%. In addition, the retained VSC levels will be only marginally reduced further by circa average 1%.

6.7.107 In terms of NSL, only 5 out of 12 assessed rooms will experience additional NSL reductions to a marginal extent of circa average 1.4%. This is not considered to be material. In addition, all but 2 rooms assessed will still meet the BRE Guidelines criteria and these remaining will meet the alternative target criteria of retaining at least 50% NSL.

6.7.108 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.109 When compared the 2023 Consent with the Proposed Development, this property will experience gains from the Proposed Development which will reduce effects for 1 room in winter APSH to be negligible. In terms of the scale of the effects will remain the same as within the 2022 ES Chapter.

Cumulative Effects

2. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.110 This property will experience some additional percentage reductions to some windows but to a very marginal extent (average percentage reduction to all affected window is circa 0.2%) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

32-48 Rosemont Road (Even Numbers Only)*Daylight*

6.7.111 These properties will experience small additional percentage VSC reductions to some of their windows (90 out of 99). However, the average percentage reduction to these 90 windows is approximately only 1.91%. In addition, the retained VSC levels will be only marginally reduced further by circa average 0.46%.

6.7.112 In terms of NSL, only 15 out of 36 assessed rooms will experience additional NSL reductions to a marginal extent of circa average 1.76%. This is not considered to be material. In addition, the majority of the rooms assessed will still meet the BRE Guidelines criteria or will meet the alternative target criteria of retaining at least 50% NSL.

6.7.113 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.114 When the effect of the Proposed Development is compared with those of the 2023 Consent, all but one property (36 Rosemont Road) will experience gains from the Proposed Development which will reduce reductions in winter APSH to be negligible. Property 36 Rosemont Road will experience slightly greater effects, but only in annual hours and it is not considered material.

Cumulative Effects

3. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

6.7.115 This property will experience some additional percentage reductions to some windows but to a very marginal extent (average percentage reduction to all affected windows is circa 0.14% due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

30 Rosemont Road*Daylight*

6.7.116 These properties will experience small additional percentage VSC reductions to some of their windows (3 out of 6). However, the average percentage reduction to these 3 windows is approximately only 0.31%. In addition, the retained VSC levels will be only marginally reduced further by circa average 0.09%.

6.7.117 In terms of NSL, this property will experience marginal additional reductions, but all rooms will meet the BRE Guidelines, retaining very good NSL values of over 90%.

6.7.118 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.119 This property will experience APSH alterations which are considered negligible. This is in line with the 2022 ES Chapter.

Cumulative Effects

4. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

6.7.120 This property will experience some additional percentage reductions to some windows but to a very marginal extent (average percentage reduction to all affected windows is circa 0.40% due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

26 Rosemont Road*Daylight*

6.7.121 These properties will experience small additional percentage VSC reductions to some of their windows (3 out of 6). However, the average percentage reduction to these 3 windows is approximately only 0.31%. In addition, the retained VSC levels will be only marginally reduced further by circa average 0.09%.

6.7.122 In terms of NSL, this property will not experience any additional reductions.

6.7.123 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.124 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

5. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.125 This property will experience some additional percentage reductions to some windows but to a very marginal extent (average percentage reduction to all affected windows is circa 0.17% due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

24 A-C Rosemont Road*Daylight*

6.7.126 These properties will experience marginal additional percentage VSC reductions to some of their windows (10 out of 30). However, the average percentage reduction to these 10 windows is approximately only 0.18%. In addition, the retained VSC levels will be only marginally reduced further by circa average 0.06%.

6.7.127 In terms of NSL, these properties will not experience any additional reductions.

6.7.128 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.129 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

6. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

6.7.130 This property will experience some additional percentage reductions to some windows but to a very marginal extent (average percentage reduction is circa 0.43%) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

22 A-C Rosemont Road*Daylight*

6.7.131 These properties will experience marginal additional percentage VSC reductions to some of their windows (22 out of 30). However, the average percentage reduction to these 22 windows is approximately only 0.22%. In addition, the retained VSC levels will be only marginally reduced further by circa average 0.07%.

6.7.132 In terms of NSL, these properties will not experience any additional reductions.

6.7.133 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.134 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

7. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.135 This property will experience some additional percentage reductions to some windows but to a very marginal extent (average percentage reduction to all affected windows is circa 0.49%) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

20 A-C Rosemont Road

Daylight

6.7.136 These properties will experience marginal additional percentage VSC reductions to some of their windows (28 out of 30). However, the average percentage reduction to these 28 windows is approximately only 0.24%. In addition, the retained VSC levels will be only marginally reduced further by circa average 0.07%.

6.7.137 In terms of NSL, these properties will not experience any additional reductions.

6.7.138 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.139 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

8. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.140 This property will experience some additional percentage reductions to some windows but to a very marginal extent by circa 0.47% (average percentage reduction) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

16 Rosemont Road*Daylight*

6.7.141 This property will experience marginal additional percentage VSC reductions to some of its windows (9 out of 12). However, the average percentage reduction to these 9 windows is approximately only 0.14%. In addition, the retained VSC levels will be only marginally reduced further by circa average 0.05%.

6.7.142 In terms of NSL, this property will not experience any additional reductions.

6.7.143 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

6.7.144 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

9. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.145 This property will experience some additional percentage reductions to all windows but to a very marginal extent by circa 0.83% (average percentage reduction) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

Holiday Inn*Daylight*

6.7.146 This property will experience the same scale of the significance. In terms of VSC alterations, they are likely to be minor negative which are not considered to be significant.

6.7.147 In terms of NSL reductions, they are likely to be classified as major negative, similarly as per the 2023 Consent. However, there will be no additional reductions in NSL values.

Sunlight

6.7.148 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

10. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

142-150 Finchley Road*Daylight*

6.7.149 These properties will not experience any additional VSC and NSL reductions when compared the Proposed Development with the 2023 Consent, the scale of effects in both scenario remains similar (minor to moderate negative).

Sunlight

6.7.150 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

11. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.151 This property will experience some additional percentage reductions to all windows but to a very marginal extent by circa 0.28% (average percentage reduction) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

17 Canfield Place*Daylight*

6.7.152 These properties will not experience any additional VSC and NSL reductions when compared the Proposed Development with the 2023 Consent, the scale of effects in both scenario remains similar (moderate negative).

Sunlight

6.7.153 This property is not considered to be relevant for sunlight amenity assessment as it does not have any windows facing within 90° of due south.

Cumulative Effects

12. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.154 This property will experience some additional percentage reductions to 1 window but to a very marginal extent by circa 0.04% (average percentage reduction) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

23-27 Canfield Place

Daylight

6.7.155 These properties (apart from 25 Canfield Place) will not experience any additional VSC and NSL reductions when compared the Proposed Development with the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

6.7.156 Property addressed 25 Canfield Place will not experience any additional NSL reductions, and the additional VSC reduction to its windows are not greater than 0.21%. This is, therefore, not material.

Sunlight

6.7.157 The scale of significance for sunlight alterations remains unchanged from the 2022 ES Chapter. Therefore, the conclusions of the 2022 ES Chapter remain valid.

Cumulative Effects

13. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23**.

6.7.158 This property will experience some additional percentage reductions to some windows but to a very marginal extent by circa 0.02% (average percentage reduction) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

1-108 Broadfield

Daylight

6.7.159 These properties will experience marginal additional percentage VSC reductions to all windows assessed. However, the average percentage reduction to all windows is only 2.49%. In addition, the retained VSC levels will be only marginally reduced by circa average 0.54%.

6.7.160 In terms of NSL, some of the rooms will experience additional NSL reduction, but the average percentage additional reduction is small (0.5%). In addition, almost all rooms will meet the BRE Guidelines in terms of NSL reductions.

6.7.161 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

- 6.7.162 This property is not considered to be relevant for sunlight amenity assessment as it does not have any windows facing within 90° of due south.

Cumulative Effects

14. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

- 6.7.163 This property will experience some additional percentage reductions to some windows but to a very marginal extent by circa 0.37% (average percentage reduction) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

170-182 Broadhurst Gardens*Daylight*

- 6.7.164 These properties will experience marginal additional percentage VSC reductions to some of their windows (34 out of 45). However, the average percentage reduction to these 34 windows is approximately only 0.19%. In addition, the retained VSC levels will be only marginally reduced by circa average 0.04%.

- 6.7.165 In terms of NSL, only 3 rooms will experience some additional NSL reductions, but not greater than 0.5%. This is therefore, not considered material.

- 6.7.166 When the effect of the Proposed Development is compared with those of the 2023 Consent, the scale of effects in both scenario remains similar (major negative).

Sunlight

- 6.7.167 This property is not considered to be relevant for sunlight amenity assessment as it does not have any windows facing within 90° of due south.

Cumulative Effects

15. Full detailed assessment for cumulative scenario can be found at **Appendices 6.7.16-6.7.23 (B)**.

- 6.7.168 This property will experience some additional percentage reductions to some windows but to a very marginal extent by circa 0.04% (average percentage reductions) due to cumulative schemes (see comparison Proposed Development versus additional effects due to the presence of cumulative schemes at **Appendix 6.7.30**). This is, therefore, not considered material.

Midland Crescent

- 6.7.169 This property is the cumulative scheme, which as part of the assessments has been assumed to be built in the 2022 ES Chapter.

- 6.7.170 The Planning proposals for this property include the 'Redevelopment of the site by the erection of a part 3, part 4 and part 5 storey building with a double level basement comprising flexible commercial space (Use Classes A1/A2/A3/A4/B1/D1 & D2) at lower basement and ground floor levels, 60 student bedrooms with communal kitchen, lounge and common room areas, and 9 residential dwellings (Class C3)'.
- 6.7.171 Student accommodation uses are not considered permanent residential accommodation. Furthermore, the expectation of daylight/sunlight in inner city areas is considered low. Accordingly, this is not considered to be a sensitive receptor. We have however included this property for completeness.
- 6.7.172 There are 233 windows serving what it is understood are 75 rooms within this property. These have all been assessed in terms of both ADF and NSL in a cumulative scenario. Full detailed results can be found at **Appendix 6.7.17**.
- 6.7.173 The results of our assessments show that all rooms, with the exception of 4 bedrooms, will meet the ADF associated with their room use in accordance with the BRE guidelines. The remaining rooms experience a reduction which are equivalent to a major negative effect. This is consistent with the 2022 ES Chapter.
- 6.7.174 The 4 rooms which do not meet the ADF targets are those positioned behind recessed balconies. As rooms of a similar size, and a similar area of glazing, on the main elevation of the Midland Crescent development meet the BRE guidelines it is clear that it is the presence of the balcony rather than the proposed scale and massing of the Development that results in these slightly lower levels of daylight.
- 6.7.175 In regard to the NSL assessments, all rooms but 5 will meet the BRE Guidelines criteria. The remaining rooms will experience minor negative effects and also will meet the alternative target criteria. These results are considered to be acceptable for an urban area.
- 6.7.176 Therefore, the overall conclusion is that Midlands Crescent may experience losses of minor negative significance and similar as to the 2022 ES Chapter, the previous conclusions remain valid.

Overshadowing

- 6.7.177 The potential for overshadowing to the public and private amenity spaces to the north and east of the Proposed Development have been assessed.

Sun on Ground

- 6.7.178 The proposed Sun on Ground of the public amenity spaces and the residential gardens were assessed in March. Full detailed results can be seen in **Appendix 6.7.13**). The proposed levels of shadowing, compared to the baseline results for each area are summarised in **Table 6.7.8**.

Table 6.7. 2: Summary of Proposed Levels of Direct Sunlight.

Area	% of Area Receiving at Least 2 Hours of Sunlight on 21st March – Existing Baseline	% of Area Receiving at Least 2 Hours of Sunlight on 21st March – Proposed	% Reduction from Existing Baseline
Billy Fury Way Amenity Space	80%	80%	0%
73 Lithos Road	0%	0%	0%
72 Lithos Road	1%	0%	0%
71 Lithos Road	4%	0%	100% (actual reduction 4%)
70 Lithos Road	11%	7%	36% (actual reduction 4%)
69 Lithos Road	11%	7%	36% (actual reduction 4%)
68 Lithos Road	2%	0%	100% (actual reduction 2%)
67 Lithos Road	2%	1%	50% (actual reduction 1%)
66 Lithos Road	15%	12%	20% (actual reduction 3%)
65 Lithos Road	13%	11%	15% (actual reduction 2%)
64 Lithos Road	4%	2%	50% (actual reduction 2%)
63 Lithos Road	5%	5%	0%
62 Lithos Road	16%	16%	0%
61 Lithos Road	16%	16%	0%
60 Lithos Road	16%	16%	0%
59 Lithos Road	6%	6%	0%
58 Lithos Road	10%	10%	0%
57 Lithos Road	31%	29%	6.5% (actual reduction 2%)
56 Lithos Road	33%	29%	12.1% (actual reduction 4%)
55 Lithos Road	28%	25%	10.7% (actual reduction 3%)
54 Lithos Road	33%	28%	15.1% (actual reduction 5%)
Rosemont Road Amenity Space	100%	98%	1% (actual reduction 2%)
7 Netherhall Gardens	96% and 97%	96% and 96%	0% and 1%

Area	% of Area Receiving at Least 2 Hours of Sunlight on 21st March – Existing Baseline	% of Area Receiving at Least 2 Hours of Sunlight on 21st March – Proposed	% Reduction from Existing Baseline
South Hampstead High School	99% and 100%	99% and 100%	0% and 0%
3 Netherhall Gardens	100%	100%	0%
1a Netherhall Gardens	99%	99%	0%
1 Netherhall Gardens	57%	57%	0%
The Cottage, 1 Netherhall Gardens	100%	100%	0%
130-132 Finchley Road	99%	99%	0%
134 Finchley Road	81%	81%	0%
136 Finchley Road	78%	78%	0%
138 Finchley Road	100%	100%	0%
140 Finchley Road	94%	94%	0%
142 Finchley Road	59%	59%	0%
144 Finchley Road	72%	72%	0%
146 Finchley Road	76%	76%	0%
148 Finchley Road	97%	97%	0%
150 Finchley Road	73%	73%	0%
4 Netherhall Gardens	97%	97%	0%
2 Netherhall Gardens	95%	95%	0%
2a Netherhall Gardens	100%	100%	0%
Nido House	75%	75%	0%

6.7.179 The proposed sun on ground assessments to the nearby amenity spaces show that either no reduction beyond the BRE guidelines will be experienced, or a very small reduction which is well within the BRE guidelines and therefore considered to be unnoticeable, will be experienced. It is therefore considered that the overall effect is considered to be negligible.

6.7.180 As a result of the Proposed Development, amenity spaces to properties on Lithos Road (64-71 Lithos Road) will experience some additional overshadowing when compared with the 2023 Consent. However, the actual reductions are marginal (2%-4%). Therefore, this is not considered material as it is unlikely to be noticeable by occupants. Given the vast majority of the spaces assessed will experience the same effects as discussed in the 2022 ES Chapter (34 spaces) and only 8 spaces will experience slightly more adverse effects but to the marginal extent, it is considered that conclusions regarding the overall impact is in line with the 2022 ES Chapter, and therefore it is considered valid.

Transient Overshadowing

6.7.181 The transient overshadowing images with the Proposed Development in place show that longer shadows will be cast as a result of the Proposed Development throughout the year. However, similarly as in the 2022 ES Chapter, the shadows cast are not considered to create a negative effect as shown by the sun on ground assessment. The effect is therefore considered to be **negligible**.

Solar Glare

6.7.182 As for the 2022 ES Chapter, for the purposes of the Solar Glare assessments, as we are assessing both the Detailed and Outline Elements of the scheme together, we have assessed two scenarios, a worse-case scenario where we have assumed all the buildings are fully mirrored and a second scenario which then considers a slightly more realistic effect, with the Detailed Element of the scheme then being modelled as proposed and including some non-reflective façade elements along with the window glazing (the outline aspects of the scheme will however remain fully mirrored as we do not know the locations of the windows).

6.7.183 Using scenario 1 (Fully Mirrored) the annual sequence images showed that there was the potential for solar glare to occur to the road users travelling south and north along Finchley Road, north along Fairhazel Gardens and north east along Canfield Gardens. In addition, the train drivers approaching either West Hampstead or Finchley Road stations from an easterly and westerly direction could possibly be affected. Calendar graph assessments have therefore been carried out at 13 assessment points, and these can be found within **Appendix 6.7.15**. A second assessment was then carried out at these same points, yet this time with the Detailed Elements of the Proposed Development in place. The results of these assessments are discussed below:

6.7.184 When then considering the same 13 view points as for the 2022 ES Chapter, the anticipated effects remain largely the same. Therefore, the overall scale of the effect is considered to be **negligible or minor negative** which is not significant.

6.7.185 The overall scale of the effect is therefore considered to be **negligible/minor negative** which is not significant and the conclusions in the 2022 ES Chapter remain valid.

Mitigation

6.7.186 Mitigation measures that were considered necessary to reduce the effects of the Proposed Development to the levels set out above have already been embedded in the design from advice given during the initial design stage.

6.7.187 Whilst minor, moderate and/or major negative effects are expected to occur in terms of the daylight, sunlight, overshadowing and/or solar glare, the discussion concludes that the effects can be considered acceptable. Further mitigation measures are therefore not considered necessary.

Residual Effect

1. All of the residual effects resulting from the Proposed Development, are as presented within the Assessment of Effects whereby, if reductions exceeded 30% of the existing baseline figures, then the effects were considered significant. Any window or room experiencing less than a 30% reduction was considered to experience an effect which is not significant.

Second Effect

6.7.188 The effects identified as relevant, and final have been discussed above under 'First Effects.' As a result, this section is not applicable.

Mitigation

6.7.189 Not applicable.

Residual Effect

6.7.190 Not applicable.

Cumulative Effects

6.7.191 This section considers the likely cumulative effects that could arise from the Proposed Development when considered alongside other committed development schemes proximate to the Site. It identifies whether effects from several developments which individually may be insignificant could, when considered together, cause significant cumulative effects requiring mitigation.

6.7.192 Since this scenario is consistent with the 2022 ES Chapter, it should be read in conjunction with that document.

6.7.193 Full detailed results can be found at **Appendices 6.7.16 to 6.7.25**. In addition, ADF and NSL assessments have been undertaken to the cumulative scheme which is Midland Crescent, and these results can be found at **Appendices 6.7.21 and 6.7.23**.

6.7.194 The effects in this scenario focus exclusively on differences in results between the 2022 ES Chapter and the Proposed Development, which are discussed below on a property-by-property basis. For a detailed description of the affected windows and rooms, readers should refer to the 2022 ES Chapter, as this document is intended to be read in conjunction with it.

Severability

6.7.195 The updated severability plan shows the extent of the severable area within Plot S8 within the Outline Element West. It is the applicants' firm intention to deliver this plot in accordance with the approved parameter plans through the submission of reserved matters pursuant to the hybrid planning permission. This will maximise the public benefits that will result from the development. However, it is recognised that an extant planning permission (ref PWX0202103), together with an extant section 73 permission (ref. 2023/1292/P), (collectively the "Builder's Merchant Scheme") exist in relation to this part of the Site, and as a consequence this area has been identified as severable. In order to ensure a robust approach, an assessment has been made of the environmental impacts that would potentially arise in the event that the Builder's Merchant Scheme is brought forward under those existing extant planning permissions rather than pursuant to reserved matters under the hybrid consent.

6.7.196 The Builders' Merchant Scheme is located on a narrow strip of land at 14 Blackburn Road, on the western side of the site. The extant planning permissions referred to above do not propose a massing that would affect the Proposed Development.

6.7.197 Approximately half of the Builder's Merchant Scheme is intended for commercial use. In accordance with the BRE guidelines, non-domestic buildings do not have a reasonable expectation for daylight and sunlight. As such, this portion of the Builders' Merchant is not expected to experience any material effects, as it will rely solely on artificial lighting. Furthermore, this part of this scheme is the closest to the site.

6.7.198 The remaining part of the building is anticipated to comprise residential units. However, it does not contain any directly-site facing windows that would be primarily affected. Additionally, the proposal of the Builder's Merchant Scheme as whole is considered to be at a sufficient distance from the Proposal Development to receive adequate levels of daylight and sunlight.

6.7.199 On review of the drawings approved for the Builder's Merchant Scheme, the massing of the proposals for the relevant area of Plot S8 are lower in scale than those in the Proposed Development and massing considered within the 2022 ES Chapter. The cumulative impact on the surrounding residential properties will therefore be lower than that already approved within the 2022 ES Chapter and set out in this chapter for the Proposed Development. In addition, no additional effects are anticipated beyond those already assessed in the 2022 ES Chapter or this Chapter for the Proposed Development, regardless of whether the Builder's Merchant Scheme is completed prior to the full construction of the remainder of the O2 Scheme or comes forward alongside the Proposed Development. As a result, no further detailed assessment is therefore deemed necessary.

6.7.200 On the basis that the impacts set out in the 2022 ES Chapter were considered acceptable and the impacts from the Proposed Development to the Builder's Merchant Scheme are very similar, it is logical to conclude that the effects of bringing forward the Builder's Merchant Scheme as consented will also result in an acceptable effect on the neighbouring properties.

Limitation and Assumptions

6.7.201 The limitations and assumptions remain valid and the same as defined in the 2022 ES Chapter. Accordingly, this section should be read in conjunction with the 2022 ES Chapter.

Summary & Conclusions

6.7.202 Given the nature of the changes associated with the Proposed Development and the minimal differences in anticipated effects from the Proposed Development, the conclusions of the 2022 ES Chapter remain valid.

6.7.203 Furthermore, the Proposed Development offers benefits in certain aspects, such as an increase in the number of properties expected to experience less adverse effects. For instance, some reductions in significance have improved from minor negative to negligible, making them imperceptible to occupants. Importantly, for the remaining assessed properties, none are anticipated to experience a worsening of effects, such as a change from minor negative to moderate negative significance.

6.7.204 There are also no differences in effects arising from the relevant part of Plot S8 being severed and developed separately pursuant to the Builder's Merchant Scheme.

6.7.205 In conclusion, while the majority of the proposed changes lead to improvements compared to the 2023 Consent, the overall effects are considered to be acceptable for an urban context.