

Technical Note

From: Paul Smith
To: Hatton Garden Properties Limited
Date: 11 February 2025
Subject: 63-66 Hatton Garden, London EC1N 8LE – Daylight and Sunlight Amenity

Further to your instructions received on 28 January 2025, I report below on the effect of the proposed extension on the properties whose owners raised objections to your proposed extension as detailed in the Summary of Objections dated 21 January 2025, namely:

- 23-27 Hatton Wall
- Langdon House

1 Planning Policy

1.1 The London Borough of Camden’s Local Plan (2017) states the following at 6.5:

Sunlight, daylight and overshadowing:

“Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment’s Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity”. [the BRE guidance was revised in 2022 and there is no longer a document entitled ‘amenity’ on the London Borough of Camden’s website under supplementary planning documents].

2 Assessment Methodology and Numerical Guidelines

2.1 Sources of Information and Assumptions

2.1.1 The daylight and sunlight analysis has been carried out in accordance with the assessment methodologies recommended in the BRE guide. A summary of the tests and numerical recommendations can be found below.

2.1.2 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the daylight and sunlight levels received by the neighbouring buildings and within the development using our bespoke software. Our assessment is based on a visual inspection, the information detailed below and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2.1.3 We have received the following documents and used them in preparing our analysis and report:

- AccuCities Limited: Photogrammetric survey of the existing site and surrounding buildings received on 3 February 2025;
- Emrys Architects: Design drawings received on 31 January 2025;

2.2 Daylight to Objectors' Properties

2.2.1 Daylight has been assessed using the following test:

- **Vertical Sky Component ('VSC')** – the proportion of the sky dome that can be seen from a point in the centre of a window. The BRE guidelines recommend that a main window should retain at least 27% VSC or at least 0.80 times the VSC in the existing conditions.

2.3 Sunlight to Objectors' Properties

2.3.1 Sunlight has been assessed using the following test:

- **Annual Probable Sunlight Hours ('APSH')** – the total number of hours in the year that the sun is expected to shine on a window, allowing for average levels of cloudiness. It is recommended that a room retains at least 25% APSH, including at least 5% during the winter months, or at least 0.80 times the APSH received in the existing conditions, or have an absolute reduction in APSH of no more than 4%.

2.3.2 The BRE guide states the following at 2.2.10:

"Where room layouts are known (for example if they are available on the local authority's planning portal), the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms".

2.3.4 Plans of the Objectors' buildings are not publicly available so we have limited our assessment to the vertical sky component and annual probable sunlight hours. There are no external amenity spaces to either of the Objectors' buildings which could be affected by the proposals.

3 **Assessment Of Objectors' Properties**

The analysis drawings and results spreadsheet for the neighbouring buildings are appended to this note.

3.1 Langdon House, Leather Lane

3.1.1 As can be seen from the results, all windows comfortably meet the BRE guidance for daylight and the building's sunlight would not be materially affected due to its orientation.

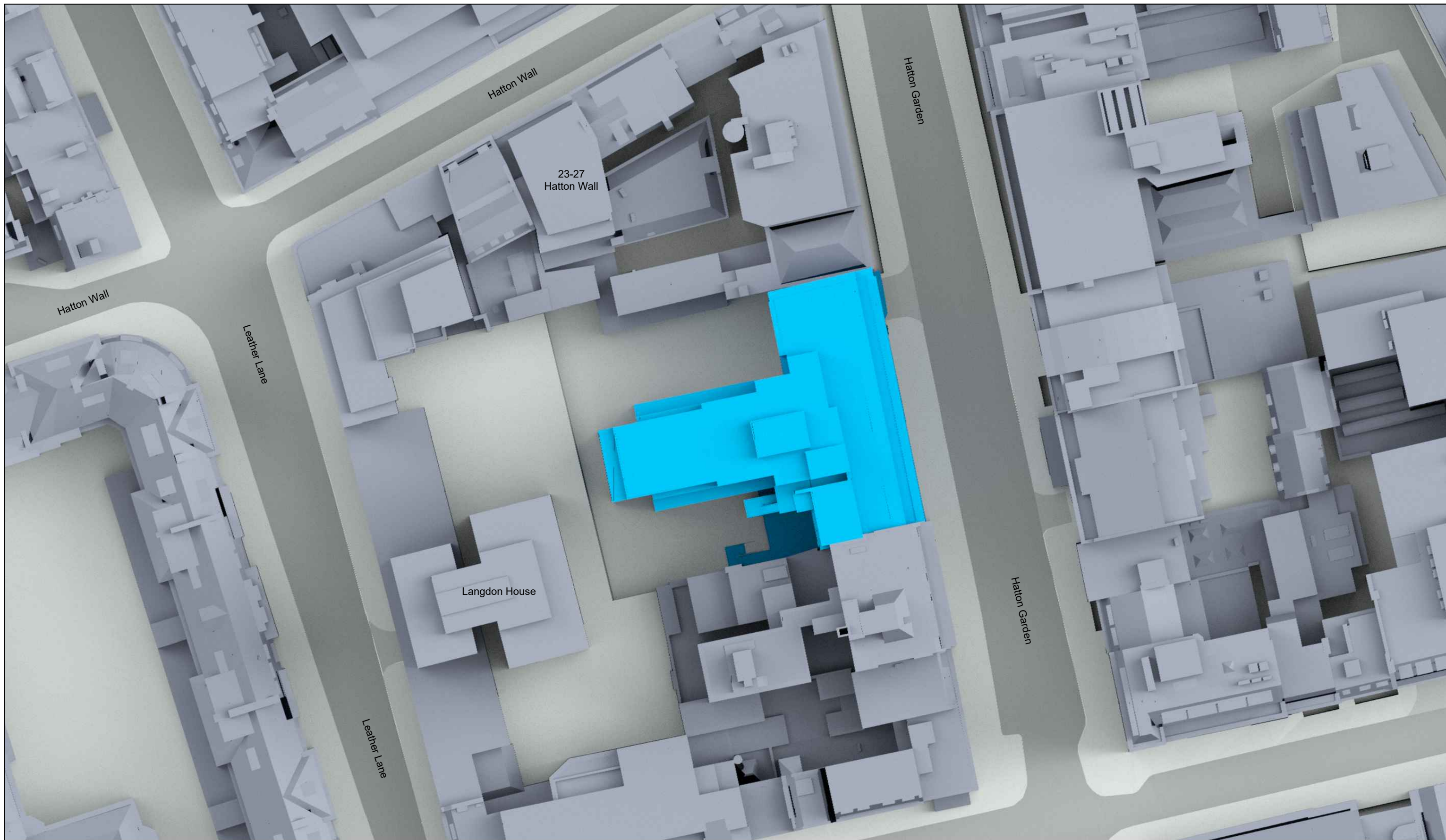
3.2 23-27 Hatton Wall

3.2.1 All windows meet the sunlight test and all but two of the windows, first floor windows W2 and W3, would meet the daylight guidance. As can be seen from the results spreadsheet, the effect on windows W2 and W3 is minimal due to the extent of the obstruction already facing these two windows. This is evident from the window map drawing, 302; at a bird's eye view the windows are not visible and have to be shown dotted. W2 would suffer a reduction of 0.6 VSC and W3 of 0.61 VSC. The existing VSCs are 0.07% and 1.09% respectively. These minor reductions represent a disproportionately large percentage loss whereas the actual change in the condition of the rooms served by these windows

would be imperceptible to an occupant and only represent a numerical change discernible to a computer programme.

4 Conclusion

- 4.1 Our analysis illustrates that the proposed extension would not have a material effect on daylight and sunlight amenity to either of the Objectors' buildings and would meet the London Borough of Camden's planning guidance.



- KEY**
- Proposed buildings
 - Surrounding buildings



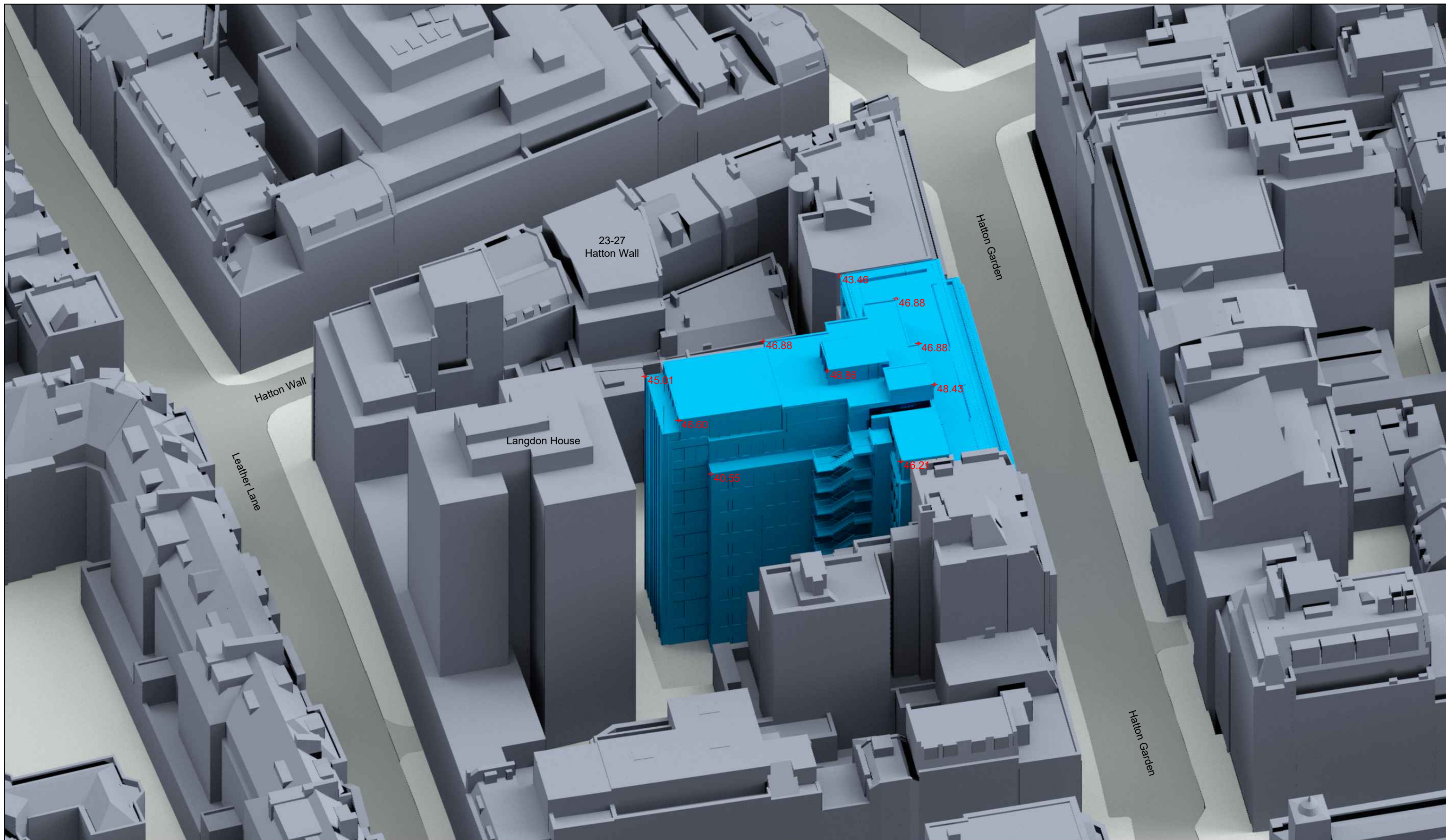
SOURCES OF INFORMATION:
 Emrys Architects proposed scheme received on 31/01/2025
 3D photogrammetry model received from Accucities Limited on 03/02/2025
 Consil site photography taken on 05/04/2024



CLIENT
 Hatton Garden Properties Limited C/O
 Pearl & Coutts
PROJECT
 63-66 Hatton Garden, London
 EC1N 8LE
DRAWING TITLE
 Proposed plan view

SCALE 1:400 @A3	DATE 06/02/2025
DRAWN BY BG	CHECKED BY PS

DWG No. D+S/1/ 014	REV.
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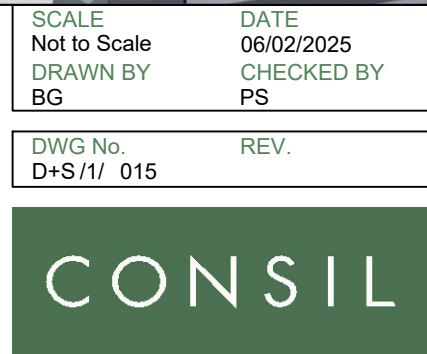


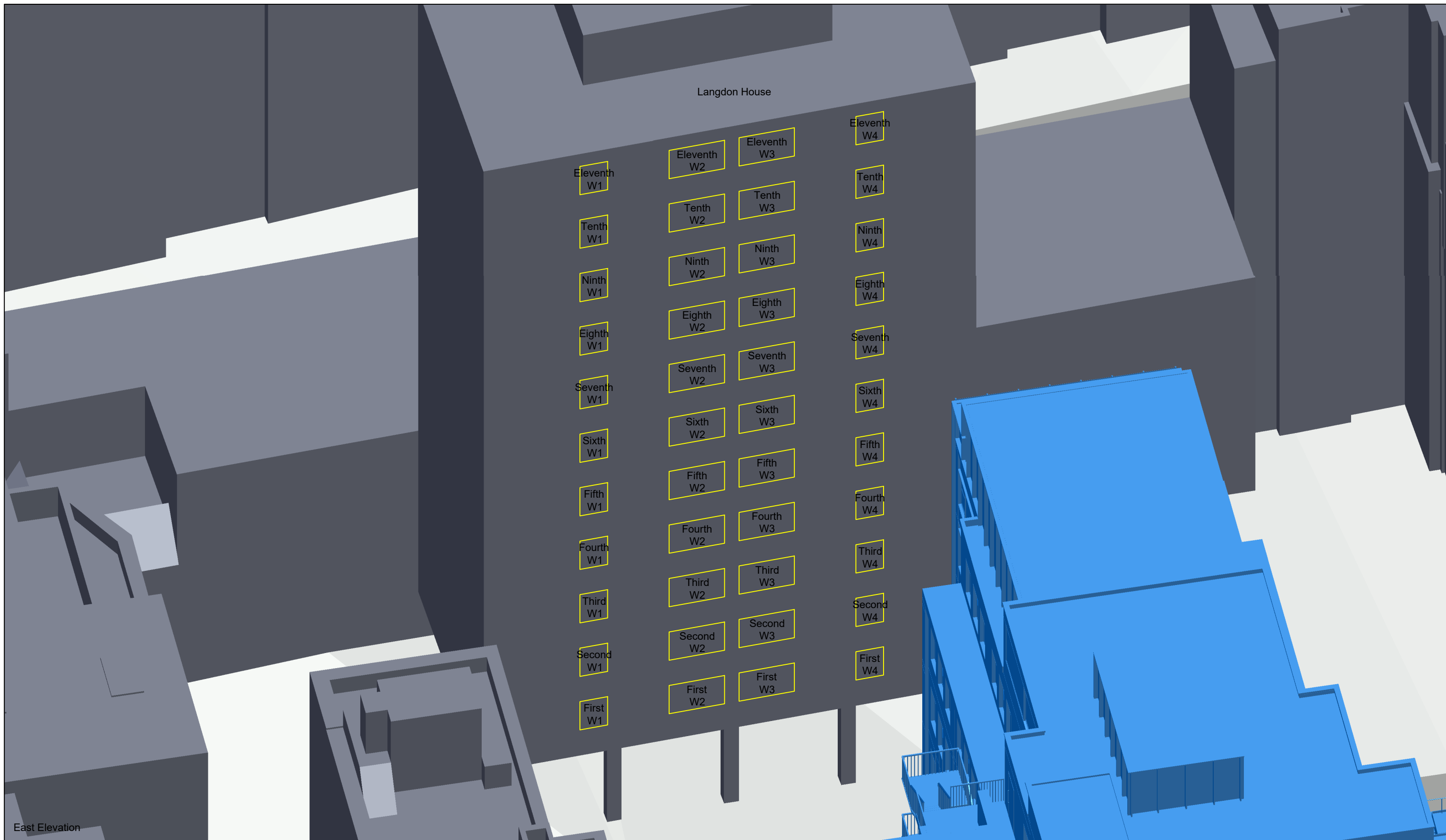
KEY	
	Proposed buildings
	Surrounding buildings
 Ordnance Datum Heights	

SOURCES OF INFORMATION:
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 3D photogrammetry model received from Accucities Limited on 03/02/2025
 Consil site photography taken on 05/04/2024

CLIENT
 Hatton Garden Properties Limited C/O
 Pearl & Coutts
 PROJECT
 63-66 Hatton Garden, London
 EC1N 8LE
 DRAWING TITLE
 Proposed 3D view



SCALE Not to Scale	DATE 06/02/2025
DRAWN BY BG	CHECKED BY PS
DWG No. D+S/1/ 015	REV.



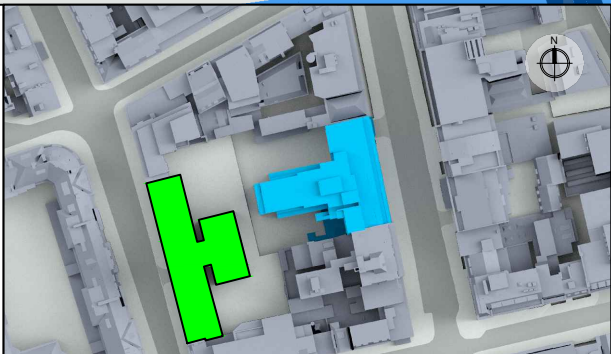


East Elevation

KEY

-  Surrounding buildings
-  Window Location

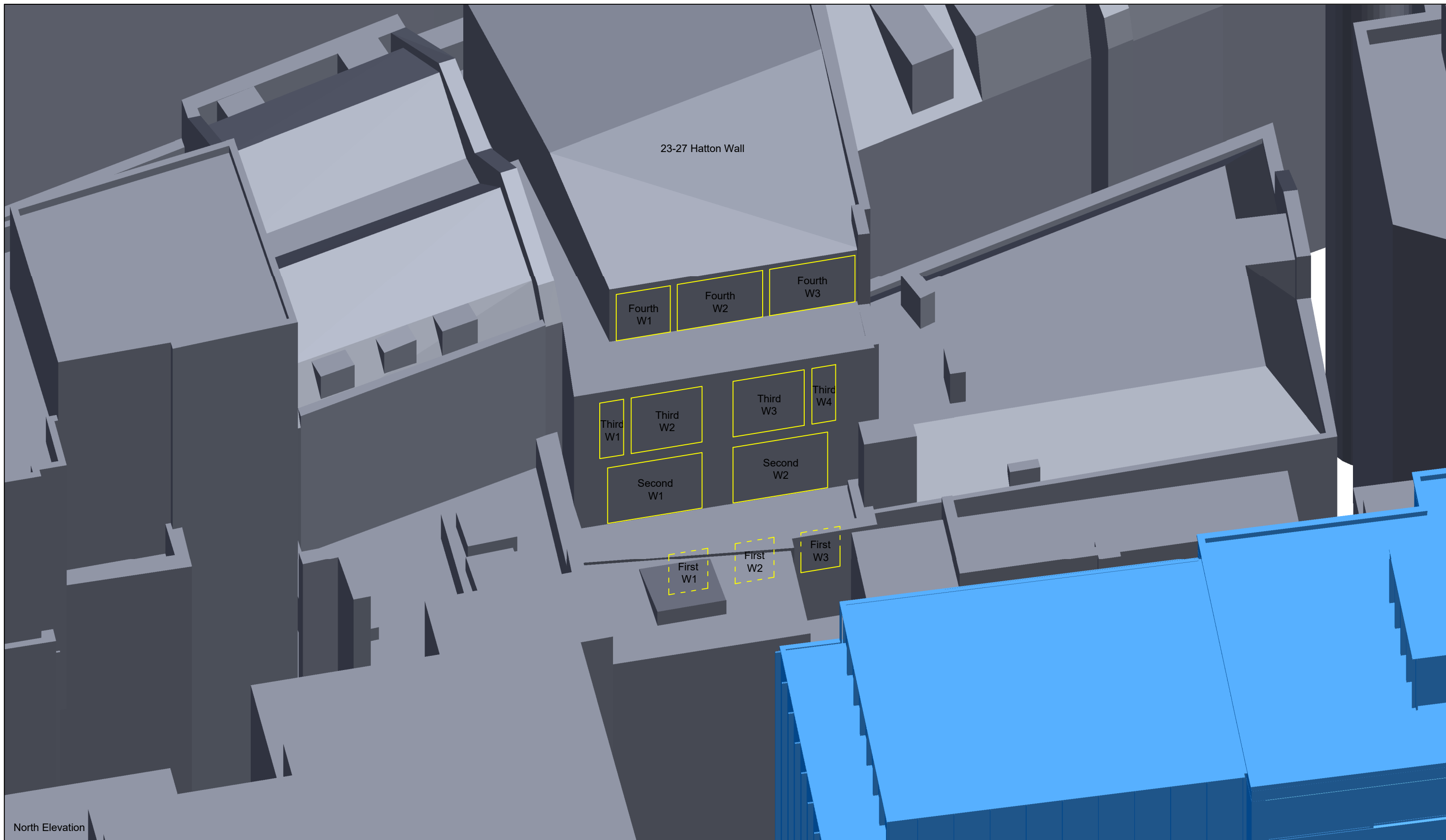
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CLIENT
 Hatton Garden Properties Limited C/O Pearl & Coutts
PROJECT
 63-66 Hatton Garden, London EC1N 8LE
DRAWING TITLE
 Window Maps
 Langdon House

SCALE Not to Scale	DATE 06/02/2025
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DWG No. D+S/1/ 301	REV.

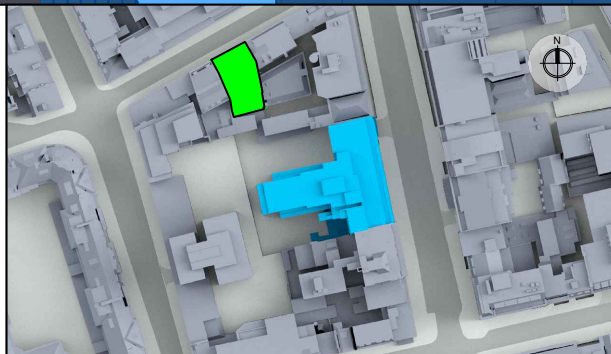
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North Elevation

- KEY**
-  Surrounding buildings
 -  Window Location

SOURCES OF INFORMATION:
 Emrys Architects proposed scheme received on 31/01/2025
 3D photogrammetry model received from Accucities Limited on 03/02/2025
 Consil site photography taken on 05/04/2024



CLIENT
 Hatton Garden Properties Limited C/O
 Pearl & Coutts
PROJECT
 63-66 Hatton Garden, London
 EC1N 8LE
DRAWING TITLE
 Window Maps
 23-27 Hatton Wall

SCALE Not to Scale	DATE 06/02/2025
DRAWN BY BG	CHECKED BY PS

DWG No. D+S/1/ 302	REV.
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Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
23-27 Hatton Wall														
First - / W1		0.00	0.00	0.00	0	Yes	0	0	0	Yes	0	0	0	Yes
First - / W2		0.07	0.01	0.06	86	No	1	1	0	Yes	0	0	0	Yes
First - / W3		1.09	0.48	0.61	56	No	1	1	0	Yes	0	0	0	Yes
Second - / W1		19.32	17.86	1.46	8	Yes	44	40	9	Yes	4	3	25	Yes
Second - / W2		18.66	16.99	1.67	9	Yes	41	37	10	Yes	4	3	25	Yes
Third - / W1		22.31	20.77	1.54	7	Yes	56	53	5	Yes	10	9	10	Yes
Third - / W2		22.40	20.73	1.67	7	Yes	56	52	7	Yes	9	7	22	Yes
Third - / W3		22.02	20.20	1.82	8	Yes	58	53	9	Yes	8	5	38	Yes
Third - / W4		21.70	19.83	1.87	9	Yes	53	52	2	Yes	7	5	29	Yes
Fourth - / W1		25.85	24.32	1.53	6	Yes	65	62	5	Yes	13	10	23	Yes
Fourth - / W2		25.94	24.26	1.68	6	Yes	67	65	3	Yes	14	12	14	Yes
Fourth - / W3		25.74	23.94	1.80	7	Yes	64	63	2	Yes	13	11	15	Yes
Langdon House														
First - / W1		15.10	14.06	1.04	7	Yes	<i>North Facing</i>							
First - / W2		14.66	13.62	1.04	7	Yes	<i>North Facing</i>							
First - / W3		14.25	13.23	1.02	7	Yes	<i>North Facing</i>							
First - / W4		13.75	12.72	1.03	7	Yes	<i>North Facing</i>							
Second - / W1		17.86	16.65	1.21	7	Yes	<i>North Facing</i>							
Second - / W2		17.29	16.00	1.29	7	Yes	<i>North Facing</i>							
Second - / W3		16.71	15.47	1.24	7	Yes	<i>North Facing</i>							
Second - / W4		15.88	14.68	1.20	8	Yes	<i>North Facing</i>							
Third - / W1		21.11	19.71	1.40	7	Yes	<i>North Facing</i>							
Third - / W2		20.34	18.80	1.54	8	Yes	<i>North Facing</i>							
Third - / W3		19.63	18.06	1.57	8	Yes	<i>North Facing</i>							
Third - / W4		18.41	16.93	1.48	8	Yes	<i>North Facing</i>							
Fourth - / W1		24.70	23.10	1.60	6	Yes	<i>North Facing</i>							
Fourth - / W2		23.82	21.95	1.87	8	Yes	<i>North Facing</i>							
Fourth - / W3		23.02	21.02	2.00	9	Yes	<i>North Facing</i>							
Fourth - / W4		21.53	19.60	1.93	9	Yes	<i>North Facing</i>							
Fifth - / W1		28.46	26.71	1.75	6	Yes	<i>North Facing</i>							
Fifth - / W2		27.70	25.51	2.19	8	Yes	<i>North Facing</i>							
Fifth - / W3		26.93	24.46	2.47	9	Yes	<i>North Facing</i>							
Fifth - / W4		25.46	22.86	2.60	10	Yes	<i>North Facing</i>							
Sixth - / W1		32.31	30.52	1.79	6	Yes	<i>North Facing</i>							
Sixth - / W2		31.84	29.45	2.39	8	Yes	<i>North Facing</i>							
Sixth - / W3		31.36	28.49	2.87	9	Yes	<i>North Facing</i>							
Sixth - / W4		30.32	26.94	3.38	11	Yes	<i>North Facing</i>							

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	Annual Probable Sunlight Hours (APSH) Results (per window)			APSH (per window)	Winter Probable Sunlight Hours (WPSH) Results (per window)			WPSH (per window)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Seventh - / W1		35.91	34.19	1.72	5	Yes	North Facing							
Seventh - / W2		35.82	33.45	2.37	7	Yes	North Facing							
Seventh - / W3		35.74	32.76	2.98	8	Yes	North Facing							
Seventh - / W4		35.61	31.50	4.11	12	Yes	North Facing							
Eighth - / W1		38.42	37.36	1.06	3	Yes	North Facing							
Eighth - / W2		38.44	37.04	1.40	4	Yes	North Facing							
Eighth - / W3		38.45	36.76	1.69	4	Yes	North Facing							
Eighth - / W4		38.47	36.35	2.12	6	Yes	North Facing							
Ninth - / W1		39.44	39.26	0.18	0	Yes	North Facing							
Ninth - / W2		39.45	39.26	0.19	0	Yes	North Facing							
Ninth - / W3		39.45	39.26	0.19	0	Yes	North Facing							
Ninth - / W4		39.45	39.27	0.18	0	Yes	North Facing							
Tenth - / W1		39.62	39.62	0.00	0	Yes	North Facing							
Tenth - / W2		39.62	39.62	0.00	0	Yes	North Facing							
Tenth - / W3		39.62	39.62	0.00	0	Yes	North Facing							
Tenth - / W4		39.62	39.62	0.00	0	Yes	North Facing							
Eleventh - / W1		39.62	39.62	0.00	0	Yes	North Facing							
Eleventh - / W2		39.62	39.62	0.00	0	Yes	North Facing							
Eleventh - / W3		39.62	39.62	0.00	0	Yes	North Facing							
Eleventh - / W4		39.62	39.62	0.00	0	Yes	North Facing							