

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

Dear Josh,

RE: Jamestown Road Planning ref. 2024/4953/P Addendum Submission – Daylight and Sunlight Impacts

This letter is in relation to the application submitted to Camden on 11 November 2024 (ref. 2024/4953/P for the:-

“Demolition of existing buildings and structures to facilitate redevelopment comprising a Purpose Built Student Accommodation (Sui Generis) block over the basement, ground, plus six storeys and seventh-floor plant room with flexible commercial (Class E) on the ground floor and a residential (Class C3) block over the ground plus five storeys. Each block has two private courtyards with hard and soft landscaping, cycle parking, and associated works.”

Since the application was submitted, the Applicant has taken the decision to reduce the height of the student accommodation building in order to change the building from being categorised as a “high risk building” for the purposes of the Building Safety Act.

These changes are referred to throughout as the “Addendum Submission”.

This daylight and sunlight letter has been prepared for the Applicant by GIA Surveyors to provide an addendum to the submitted Daylight and Sunlight Impact on Neighbours report, October 2024. It should be read alongside the Design and Access Statement Addendum, prepared by Morris and Company and the Amendments Covering Letter, prepared by DP9.

Impact on Neighbouring Properties

To understand whether there will be any alterations in daylight and sunlight as a result of the reduced massing, GIA have conducted a review of the scheme that was originally assessed in GIA’s October 2024 daylight and sunlight report and compared with an overlay of the Addendum Submission massing. We have not undertaken detailed assessment on the potential changes to the neighbouring properties given the minor nature of the amendments and the reduction in height, this review is based on our professional judgement. The two schemes can be viewed side by side in figures one and two below.

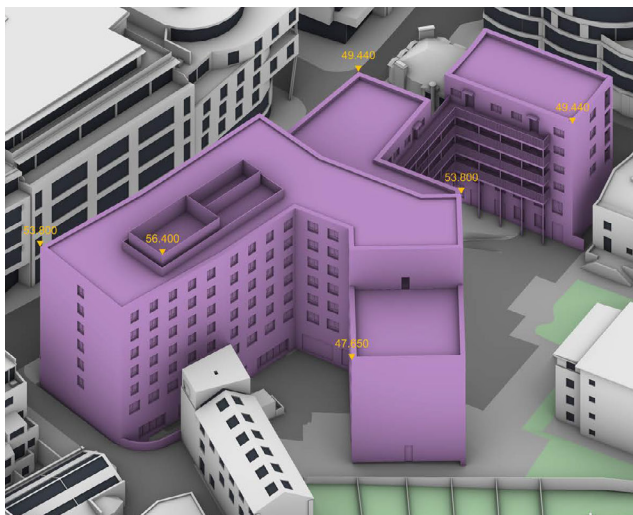


Figure 1: October 2024 scheme - Morris+Co Architects

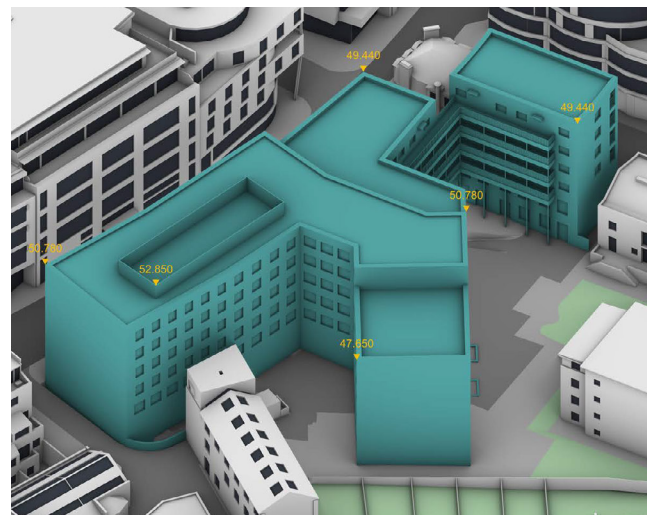


Figure 2: Addendum Submission scheme March 2025 - Morris+Co Architects
1/2

As the images above demonstrate the addendum massing is one storey lower in height, having removed the top floor of the PBSA block to improve fire safety. Given this reduction in height it can be assumed that the potential changes in daylight to the neighbouring properties would improve.

To confirm whether the massing changes would likely result in an improvement, GIA have produced overlay images of the two schemes to highlight the areas where improvements may be experienced.

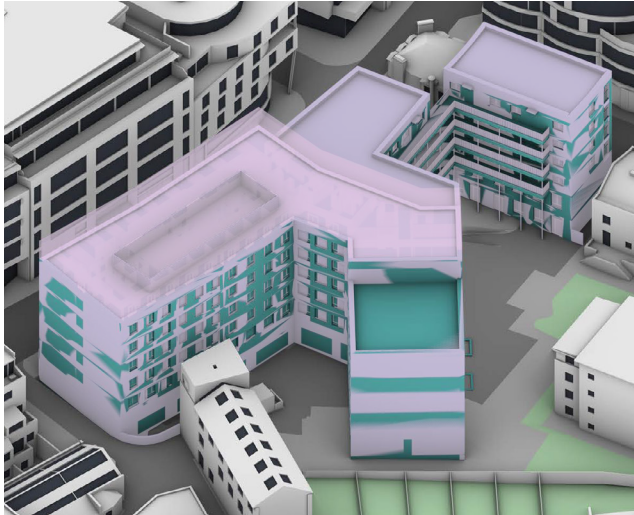


Figure 3: Scheme overlay (Oct 2024 in purple & Addendum scheme in Teal)

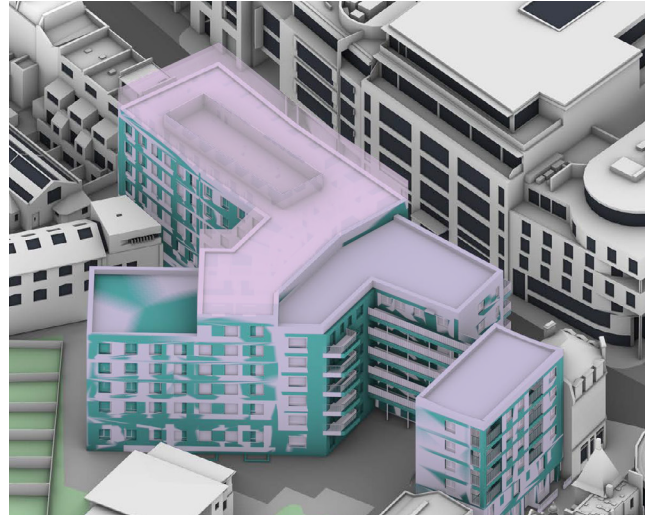


Figure 4: Scheme overlay (Oct 2024 in purple & Addendum scheme in Teal)

Given the reduction in height is to the PBSA block only, the massing amendments will not result in a material difference to the amount of light that would be received by neighbouring properties that are closest to the northeast and east (these being 31 Jamestown Road, Arlington House and 226 Arlington Road). The proximity of these properties to the affordable housing block mean this element of the scheme and not the PBSA block is responsible for the impact.

Those properties to the southeast, south and west of the site may experience an improvement in daylight as a result of the reduction at roof level of the PBSA block. These properties are 205-209 Arlington Road and the properties along Gloucester Crescent.

However, given the existing baseline is low rise and low density for such an urban location, the reduction in massing and subsequent improvement in daylight and sunlight to the neighbours is not likely significant enough to warrant updated detailed assessment. It is GIA's consideration that the reduction in massing therefore will not alter the conclusions within our detailed daylight & sunlight report dated October 2024.

Conclusions

In conclusion, the proposed changes are likely to have an improvement to the daylight and sunlight to neighbouring properties, however, these are not considered to be materially different to the October 2024 scheme and therefore we consider the conclusions of our detailed October 2024 report remain consistent with the Addendum Scheme.

Yours sincerely

For and on behalf of GIA

Conor Tierney

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