RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

13 March 2025

109 Canfield Gardens
London
NW6 3DY

Regulated by RICS

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by J2Ltd to undertake a daylight and sunlight assessment of the proposed development at 109 Canfield Gardens, London NW6 3DY.

1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.

1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at:

- 107 & 111 Canfield Gardens

1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

1.1.5 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Evonort Architects + Designers

427.loc	Location Plan	Rev -
427.PL.01	Site Plan and Site Section - Existing	Rev A
427.PL.02	Basement Plan - Existing	Rev A
427.PL.03	Ground Floor Plan - Existing	Rev A
427.PL.04	First Floor Plan - Existing	Rev A
427.PL.05	Second Floor Plan - Existing	Rev A
427.PL.06	Loft Plan - Existing	Rev A
427.PL.07	Roof Plan - Existing	Rev A
427.PL.08	Front Elevation - Existing	Rev A
427.PL.09	Rear Elevation - Existing	Rev A
427.PL.10	Side Elevation - Existing	Rev A
427.PL.11	Section AA - Existing	Rev -
427.PL.12	Section BB - Existing	Rev A
427.PL.13	Site Plan and Site Section - Proposed	Rev A
427.PL.14	Basement Plan - Proposed	Rev A
427.PL.15	Ground Floor Plan - Proposed	Rev A
427.PL.16	First Floor Plan - Proposed	Rev A
427.PL.17	Second Floor Plan - Proposed	Rev A
427.PL.18	Loft Plan - Proposed	Rev A
427.PL.19	Roof Plan - Proposed	Rev A
427.PL.20	Front Elevation - Proposed	Rev A
427.PL.21	Rear Elevation - Proposed	Rev A
427.PL.22	Side Elevation - Proposal	Rev A
427.PL.23	Section AA - Proposed	Rev A
427.PL.24	Section BB - Proposed	Rev A

Promap OS Plan

	Site Plan	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

111 Canfield Gardens:

	Basement Floor Plan	Rev -
	Ground Floor Plan	Rev -
	First Floor Plan	Rev -

	Second Floor Plan	Rev -

107 Canfield Gardens:

Ground Floor Plan	Rev -
First Floor Plan	Rev -
Second Floor Plan	Rev -
Loft Floor Plan	Rev -
Roof Plan	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "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)."

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the 'no sky-line'. The no skyline is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at:

- 107 & 111 Canfield Gardens

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms tested pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.

5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

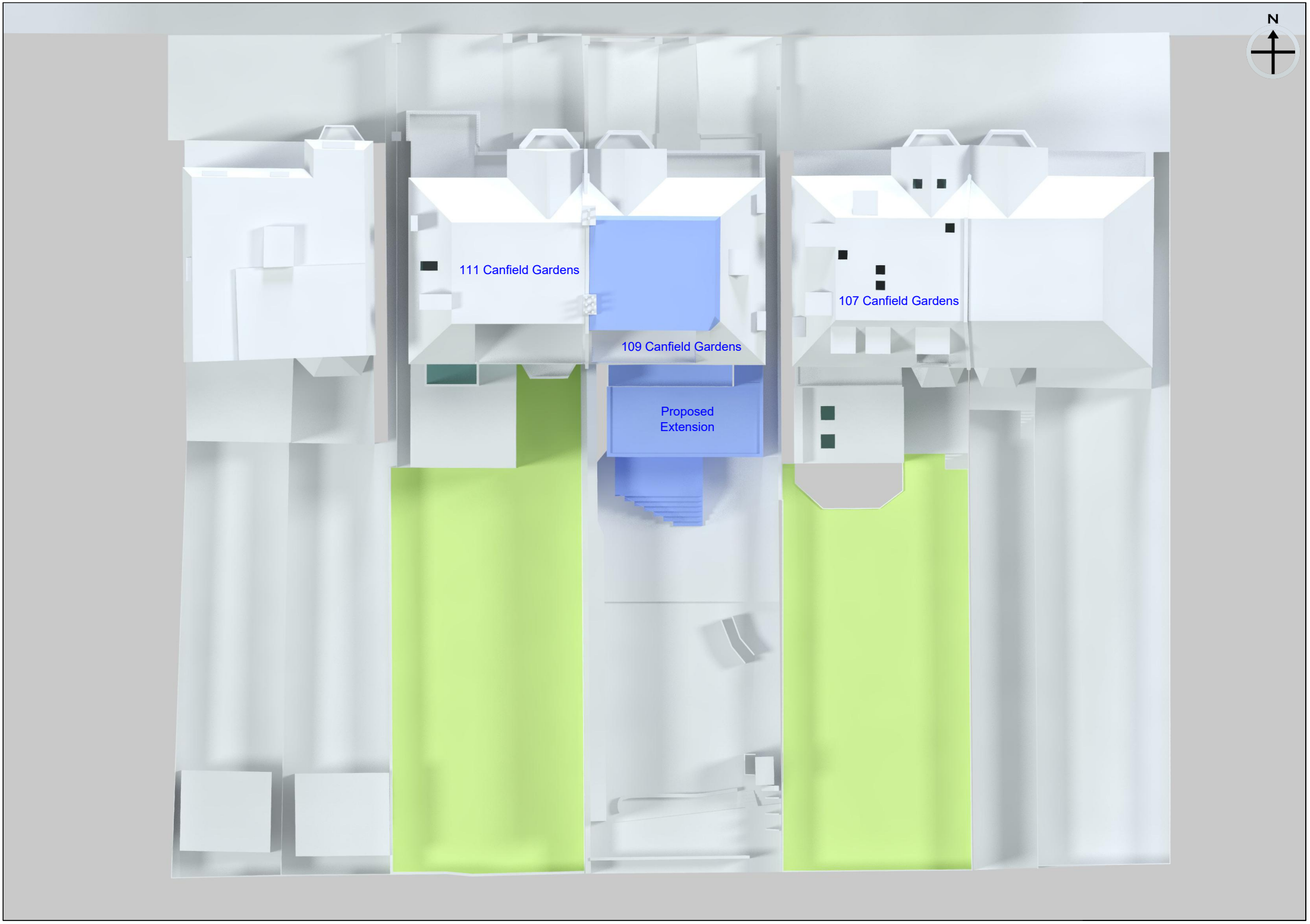
5.1.5 We have undertaken the assessment following the guidelines of the RICS publication “Surveying Safely”. Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations or take the prudent approach of assuming the room is of domestic purposes.

5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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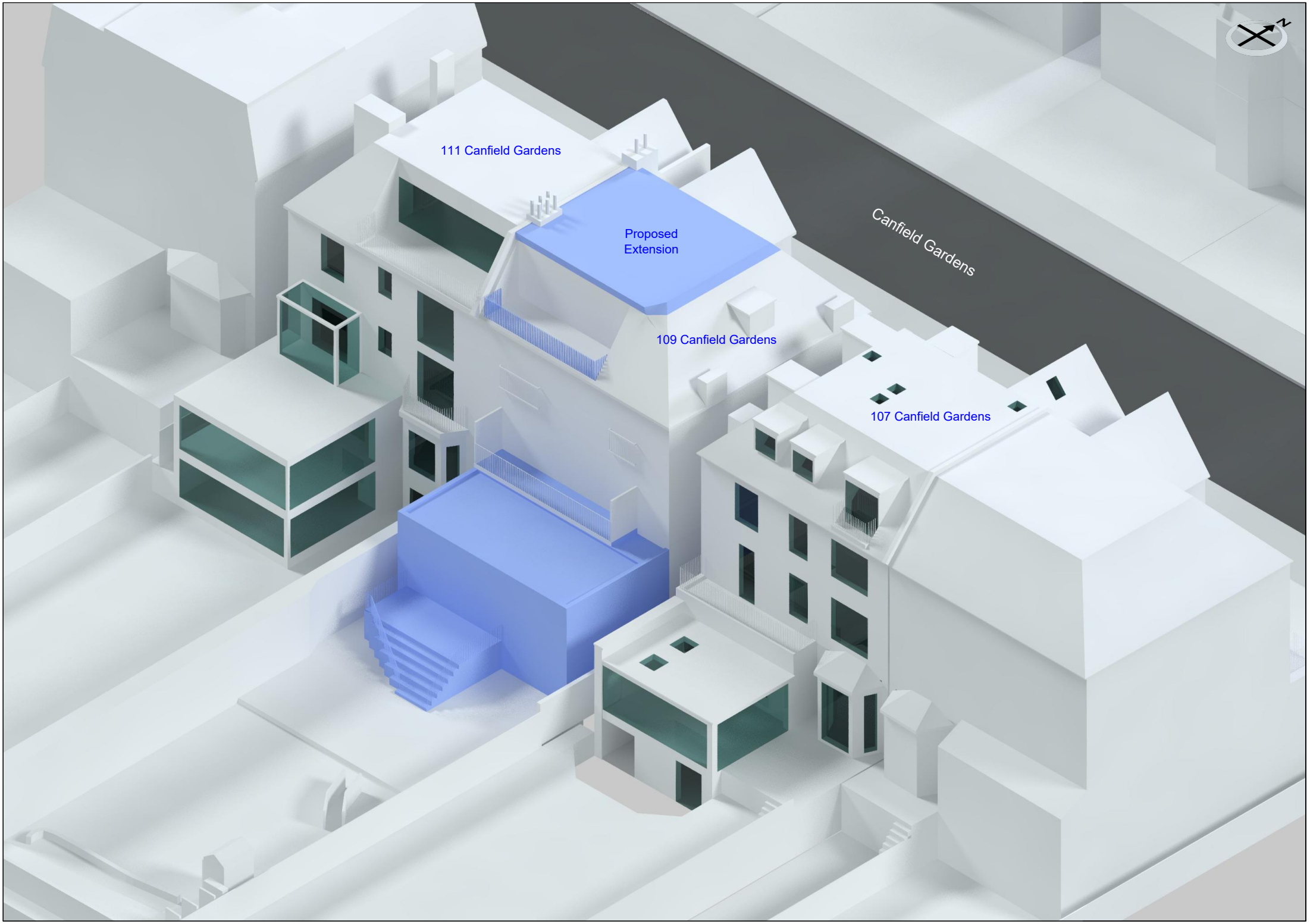
107 Canfield Gardens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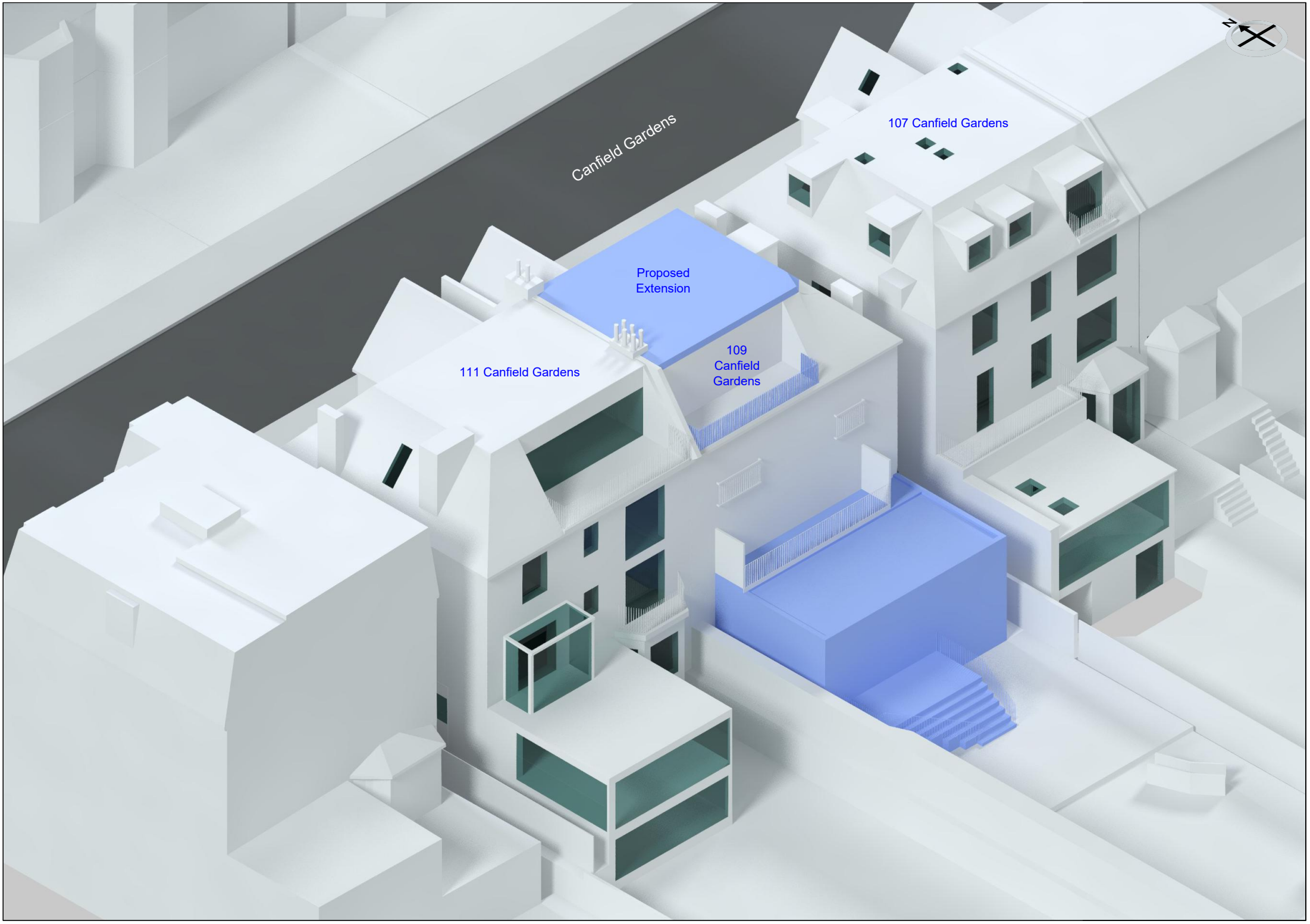
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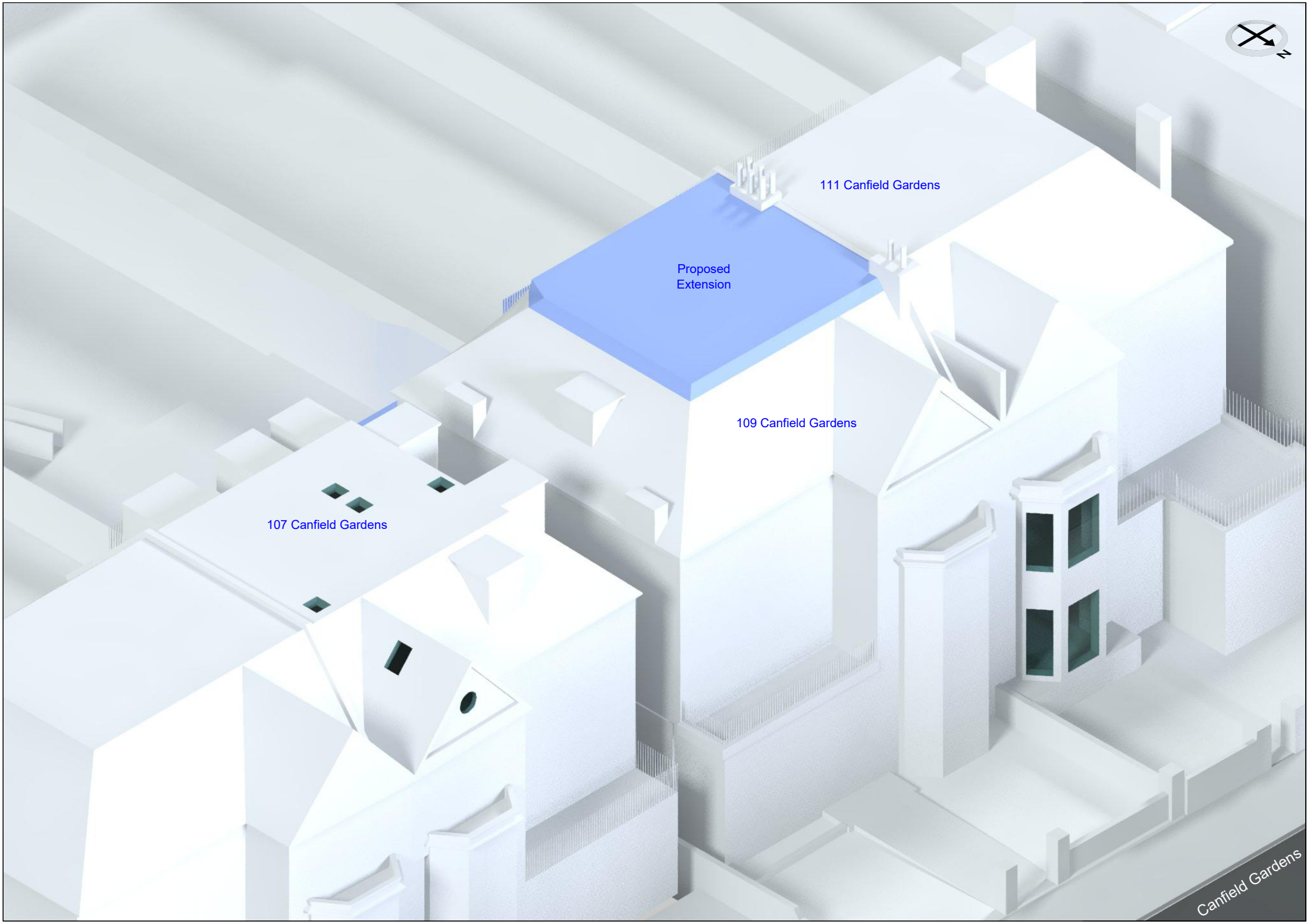
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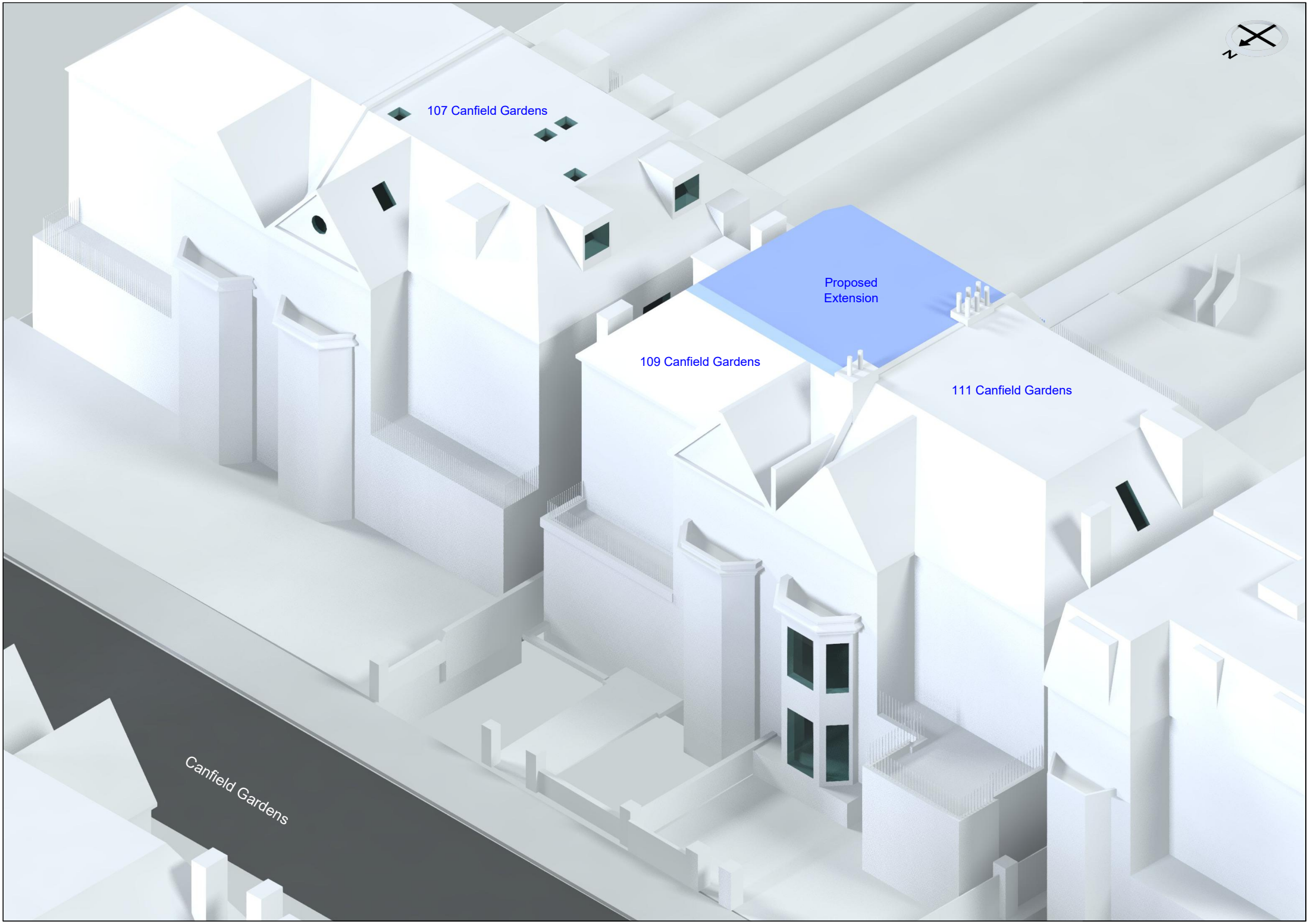
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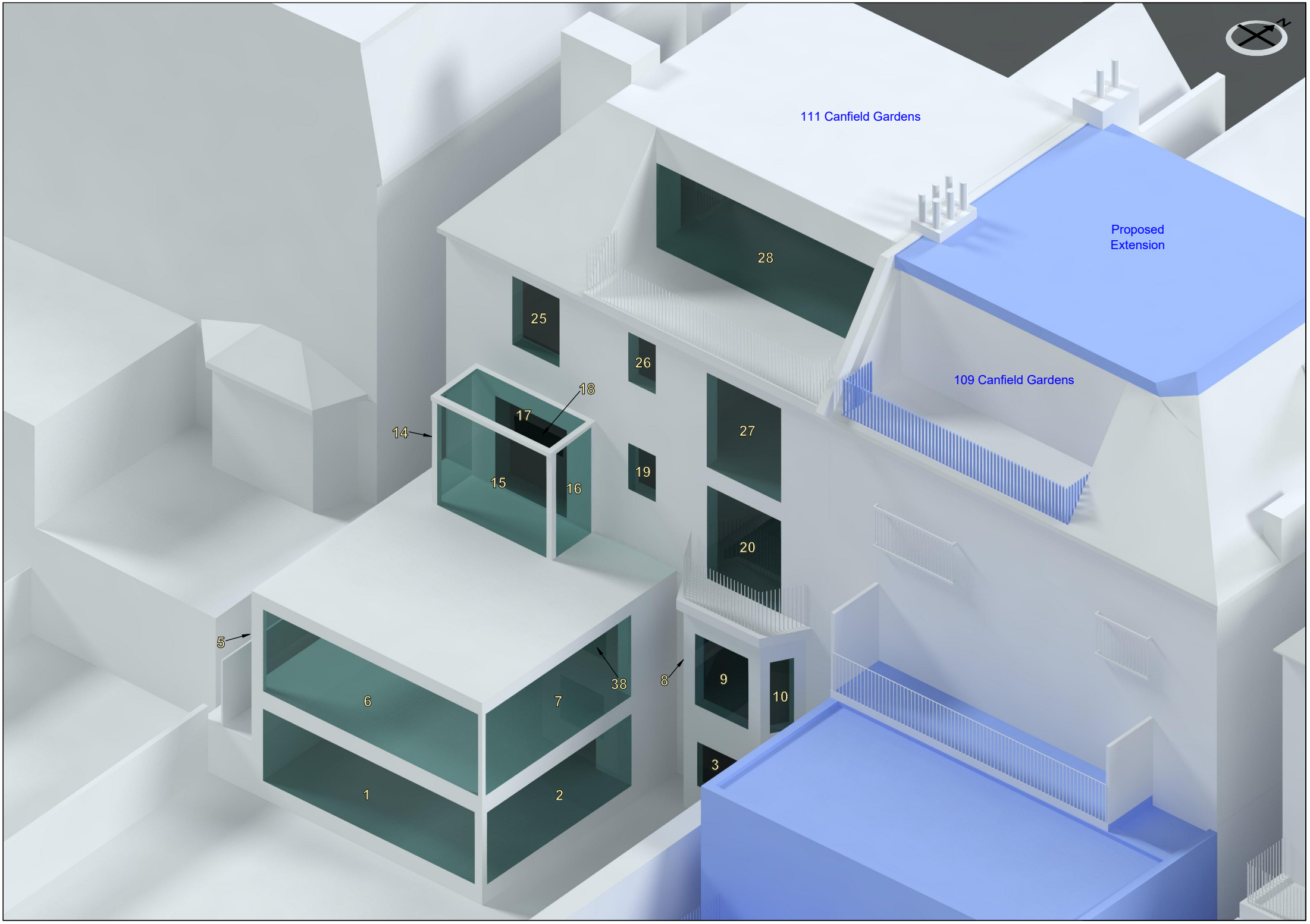
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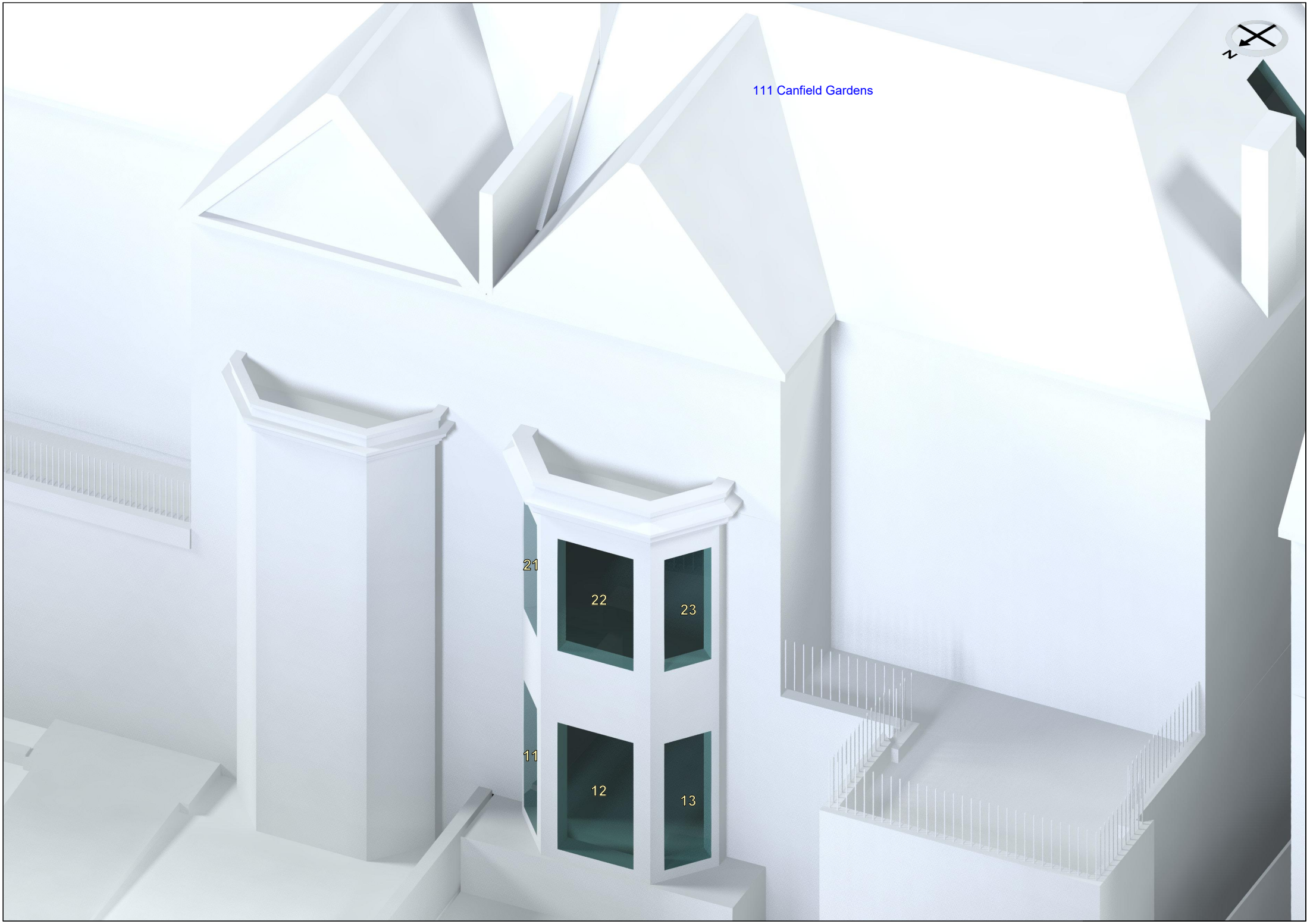
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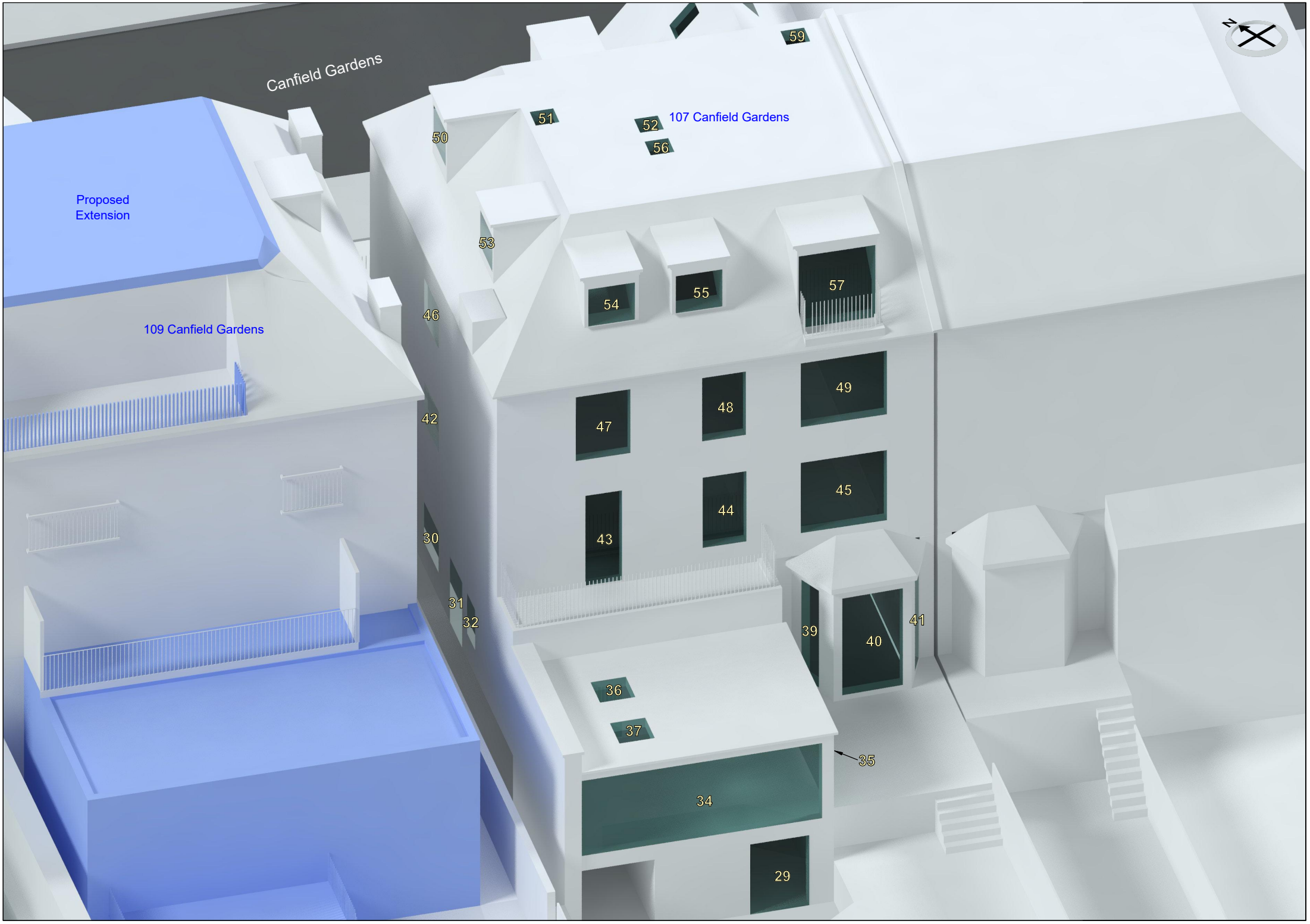
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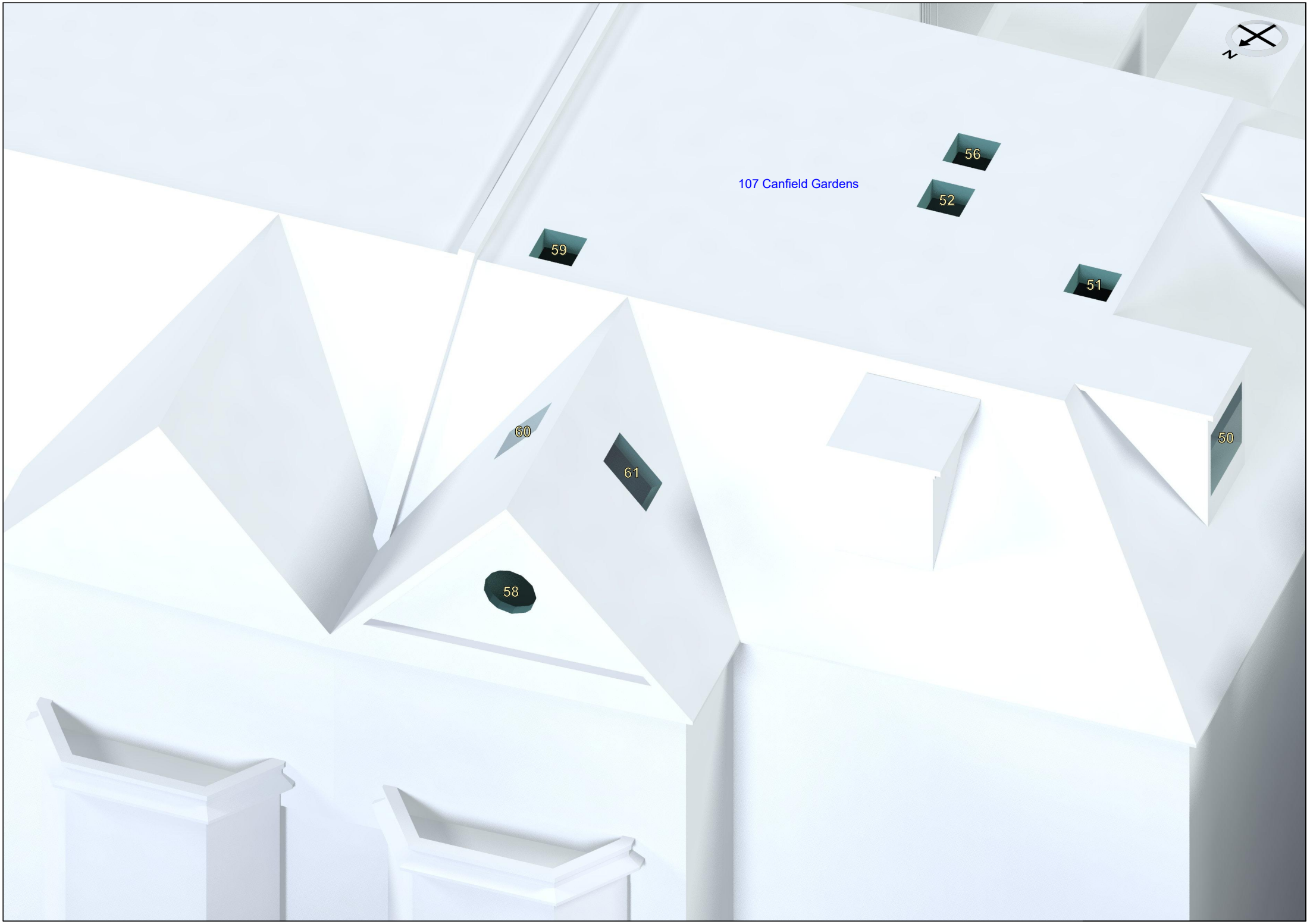
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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
109 Canfield Gardens, London NW6 3DY

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
111 Canfield Gardens					
Basement Floor					
Window 1	Play Room/Library	38.0%	38.0%	0.0%	1.0
Window 2 (Secondary)	Play Room/Library	20.2%	18.4%	1.8%	0.91
Window 3	Projection Room	22.5%	22.0%	0.5%	0.98
Ground Floor					
Window 4	Kitchen	7.2%	7.2%	0.0%	1.0
Window 5 (Secondary)	Kitchen	26.8%	26.8%	0.0%	1.0
Window 6	Kitchen	39.6%	39.6%	0.0%	1.0
Window 7 (Secondary)	Kitchen	27.2%	26.2%	1.0%	0.96
Window 8 (Secondary)	Living/Dining	9.0%	9.0%	0.0%	1.0
Window 9	Living/Dining	34.1%	32.6%	1.5%	0.96
Window 10 (Secondary)	Living/Dining	22.4%	17.2%	5.2%	0.77
Window 11 (Secondary)	Living/Dining	24.5%	24.5%	0.0%	1.0
Window 12	Living/Dining	31.5%	31.5%	0.0%	1.0
Window 13 (Secondary)	Living/Dining	24.5%	24.5%	0.0%	1.0
First Floor					
Window 14 (Secondary)	Conservatory	22.3%	22.3%	0.0%	1.0
Window 15	Conservatory	39.6%	39.6%	0.0%	1.0
Window 16 (Secondary)	Conservatory	21.6%	21.5%	0.1%	1.0
Window 17	Conservatory	49.9%	49.9%	0.0%	1.0
Window 18	Dressing Room	35.0%	35.0%	0.0%	1.0
Window 19	Dressing Room	38.2%	38.2%	0.0%	1.0
Window 20	Studio	39.4%	39.2%	0.2%	0.99
Window 21 (Secondary)	Studio	26.9%	26.9%	0.0%	1.0
Window 22	Studio	33.9%	33.9%	0.0%	1.0
Window 23 (Secondary)	Studio	31.4%	31.4%	0.0%	1.0
Second Floor					
Window 24	Landing	63.5%	63.5%	0.0%	1.0
Window 25	Dressing Room	39.2%	39.2%	0.0%	1.0
Window 26	Dressing Room	39.0%	39.0%	0.0%	1.0
Window 27	Studio	39.2%	39.2%	0.0%	1.0
Third Floor					
Window 28	Studio	39.0%	39.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component
109 Canfield Gardens, London NW6 3DY

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
107 Canfield Gardens					
Basement Floor					
Window 29	Domestic	35.6%	35.6%	0.0%	1.0
Ground Floor					
Window 30	Hallway	2.1%	2.0%	0.1%	0.95
Window 31	Hallway	2.6%	2.3%	0.3%	0.88
Window 32	Bedroom	3.4%	2.8%	0.6%	0.82
Window 33	Bedroom	4.0%	4.0%	0.0%	1.0
Window 34	Conservatory	39.4%	39.4%	0.0%	1.0
Window 35 (Secondary)	Conservatory	26.7%	26.7%	0.0%	1.0
Window 36	Conservatory	70.6%	70.5%	0.1%	1.0
Window 37	Conservatory	79.3%	79.2%	0.1%	1.0
Window 38	Bedroom	6.4%	6.4%	0.0%	1.0
Window 39 (Secondary)	Living Room	10.6%	10.6%	0.0%	1.0
Window 40	Living Room	36.8%	36.8%	0.0%	1.0
Window 41 (Secondary)	Living Room	20.0%	20.0%	0.0%	1.0
First Floor					
Window 42	Landing	3.8%	3.8%	0.0%	1.0
Window 43	Bedroom	39.6%	39.5%	0.1%	1.0
Window 44	Bathroom	39.6%	39.6%	0.0%	1.0
Window 45	Bedroom	39.6%	39.6%	0.0%	1.0
Second Floor					
Window 46	Landing	11.3%	11.3%	0.0%	1.0
Window 47	Bedroom	39.3%	39.3%	0.0%	1.0
Window 48	Bedroom	39.3%	39.3%	0.0%	1.0
Window 49	Living/Dining/Kitchen	39.3%	39.3%	0.0%	1.0
Third Floor					
Window 50	Bathroom	35.3%	34.7%	0.6%	0.98
Window 51	Hallway	100.0%	100.0%	0.0%	1.0
Window 52	Hallway	100.0%	100.0%	0.0%	1.0
Window 53	Bedroom	34.8%	34.1%	0.7%	0.98
Window 54	Bedroom	39.6%	39.6%	0.0%	1.0
Window 55	Bedroom	39.6%	39.6%	0.0%	1.0
Window 56	Bathroom	100.0%	100.0%	0.0%	1.0
Window 57	Living Room	39.6%	39.6%	0.0%	1.0
Window 58	Dining/Kitchen	37.5%	37.5%	0.0%	1.0
Window 59	Dining/Kitchen	99.6%	99.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
109 Canfield Gardens, London NW6 3DY

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 60	Dining/Kitchen	73.6%	73.6%	0.0%	1.0
Window 61	Dining/Kitchen	72.6%	72.6%	0.0%	1.0

Appendix 2 - Daylight Distribution
109 Canfield Gardens, London NW6 3DY

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
111 Canfield Gardens					
Basement Floor					
Windows 1 & 2	Play Room/Library	95%	95%	0.0%	1.0
Window 1 & 2	Staircase	32%	32%	0.0%	1.0
Window 3	Projection Room	95%	95%	0.0%	1.0
Ground Floor					
Windows 4 to 7	Kitchen	100%	100%	0.0%	1.0
Window 4 to 7	Staircase	0.0%	0.0%	0.0%	1.0
Windows 8 to 13	Living/Dining	100%	99%	1.0%	0.99
Second Floor					
Window 24	Landing	0%	0%	0.0%	1.0
Window 24	Staircase	106%	106%	0.0%	1.0
Windows 25 & 26	Dressing Room	96%	96%	0.0%	1.0
Window 27	Studio	94%	94%	0.0%	1.0
Third Floor					
Window 28	Studio	98%	98%	0.0%	1.0
107 Canfield Gardens					
Ground Floor					
Windows 30 & 31	Hallway	9%	8%	1.0%	0.89
Windows 32 & 33	Bedroom	60%	60%	0.0%	1.0
Window 38	Bedroom	95%	95%	0.0%	1.0
Windows 39 to 41	Living Room	99%	99%	0.0%	1.0
First Floor					
Window 42	Landing	0.0%	0.0%	0.0%	1.0
Window 43	Bedroom	94%	94%	0.0%	1.0
Window 44	Bathroom	99%	99%	0.0%	1.0
Window 45	Bedroom	98%	98%	0.0%	1.0
Second Floor					
Window 46	Landing	0.0%	0.0%	0.0%	1.0
Window 47	Bedroom	98%	98%	0.0%	1.0
Window 48	Bedroom	97%	97%	0.0%	1.0
Window 49	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Third Floor					
Window 50	Bathroom	63%	63%	0.0%	1.0
Windows 51 & 52	Hallway	98%	98%	0.0%	1.0
Windows 53 & 54	Bedroom	91%	91%	0.0%	1.0
Window 55	Bedroom	73%	73%	0.0%	1.0

Appendix 2 - Daylight Distribution
109 Canfield Gardens, London NW6 3DY

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 56	Bathroom	99%	99%	0.0%	1.0
Window 57	Living Room	98%	98%	0.0%	1.0
Windows 58 to 61	Dining/Kitchen	98%	98%	0.0%	1.0

Appendix 2 - Sunlight to Windows
109 Canfield Gardens, London NW6 3DY

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
111 Canfield Gardens									
Basement Floor									
Window 1	Play Room/Library	85%	85%	0%	1.0	28%	28%	0%	1.0
Window 2	Play Room/Library	40%	38%	2%	0.95	12%	12%	0%	1.0
Window 3	Projection Room	39%	37%	2%	0.95	15%	15%	0%	1.0
Ground Floor									
Window 6	Kitchen	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 7	Kitchen	46%	46%	0%	1.0	15%	15%	0%	1.0
Window 8	Living/Dining	27%	27%	0%	1.0	12%	12%	0%	1.0
Window 9	Living/Dining	73%	67%	6%	0.92	24%	23%	1%	0.96
Window 10	Living/Dining	53%	44%	9%	0.83	20%	17%	3%	0.85
First Floor									
Window 14	Conservatory	44%	44%	0%	1.0	15%	15%	0%	1.0
Window 15	Conservatory	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 16	Conservatory	45%	45%	0%	1.0	15%	15%	0%	1.0
Window 17	Conservatory	64%	64%	0%	1.0	26%	26%	0%	1.0
Window 18	Dressing Room	76%	76%	0%	1.0	27%	27%	0%	1.0
Window 19	Dressing Room	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 20	Studio	85%	85%	0%	1.0	29%	29%	0%	1.0
Second Floor									
Window 24	Landing	39%	39%	0%	1.0	5%	5%	0%	1.0
Window 25	Dressing Room	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 26	Dressing Room	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 27	Studio	84%	84%	0%	1.0	30%	30%	0%	1.0
Third Floor									
Window 28	Studio	84%	84%	0%	1.0	30%	30%	0%	1.0
107 Canfield Gardens									
Basement Floor									
Window 29	Domestic	83%	83%	0%	1.0	26%	26%	0%	1.0
Ground Floor									
Window 42	Staircase	12%	12%	0%	1.0	5%	5%	0%	1.0
Window 30	Hallway	9%	8%	1%	0.89	4%	3%	1%	0.75
Window 31	Hallway	13%	12%	1%	0.92	5%	4%	1%	0.8
Window 32	Bedroom	16%	12%	4%	0.75	5%	4%	1%	0.8
Window 33	Bedroom	4%	4%	0%	1.0	3%	3%	0%	1.0
Window 34	Conservatory	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 36	Conservatory	85%	85%	0%	1.0	26%	26%	0%	1.0
Window 37	Conservatory	89%	89%	0%	1.0	27%	27%	0%	1.0

Appendix 2 - Sunlight to Windows
109 Canfield Gardens, London NW6 3DY

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 38	Bedroom	6%	6%	0%	1.0	4%	4%	0%	1.0
Window 39	Living Room	31%	31%	0%	1.0	13%	13%	0%	1.0
Window 40	Living Room	81%	81%	0%	1.0	26%	26%	0%	1.0
Window 41	Living Room	44%	44%	0%	1.0	19%	19%	0%	1.0
First Floor									
Window 46	Staircase	18%	18%	0%	1.0	5%	5%	0%	1.0
Window 43	Bedroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 44	Bathroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 45	Bedroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Second Floor									
Window 51	Staircase	100%	100%	0%	1.0	30%	30%	0%	1.0
Window 47	Bedroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 48	Bedroom	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 49	Living/Dining/Kitchen	86%	86%	0%	1.0	30%	30%	0%	1.0
Third Floor									
Window 52	Hallway	100%	100%	0%	1.0	30%	30%	0%	1.0
Window 54	Bedroom	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 55	Bedroom	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 56	Bathroom	100%	100%	0%	1.0	30%	30%	0%	1.0
Window 57	Living Room	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 59	Dining/Kitchen	97%	97%	0%	1.0	28%	28%	0%	1.0
Window 60	Dining/Kitchen	64%	64%	0%	1.0	15%	15%	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 2 - Overshadowing to Gardens and Open Spaces
109 Canfield Gardens, London NW6 3DY

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
111 Canfield Gardens												
Basement Floor												
Garden 1	340.0	m2	312.55	m2	92%	312.55	m2	92%	0.0	m2	0%	1.0
107 Canfield Gardens												
Ground Floor												
Garden 2	292.57	m2	265.75	m2	91%	265.75	m2	91%	0.0	m2	0%	1.0

Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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