



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

9 April 2025

41 Croftdown Road
London
NW5 1EL

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Mr Cuppaidge to undertake a daylight and sunlight assessment of the proposed development at 41 Croftdown Road, London NW5 1EL.
- 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 properties at 39 & 43 Croftdown Road.
- 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 All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass the BRE overshadowing to gardens and open spaces test.
- 1.1.6 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:

William Tozer Associates

A/01/001	Site and Location Plan	Rev B
A/01/101	Existing Ground Floor Plan	Rev B
A/01/102	Existing First Floor Plan	Rev B
A/01/103	Existing Second Floor Plan	Rev B
A/01/104	Existing Roof Plan	Rev B
A/01/105	Existing Front and Rear Elevations	Rev B
A/01/106	Existing Side Elevation	Rev B
A/01/501	Existing Section	Rev B
A/02/103	Proposed Second Floor Plan	Rev E
A/02/104	Proposed Roof Plan	Rev E
A/02/A101	Proposed Ground Floor Plan	Rev E
A/02/A102	Proposed First Floor Plan	Rev E
A/02/A105	Proposed Front and Rear Elevations	Rev E
A/02/A106	Proposed Side Elevations	Rev E
A/02/A501	Proposed Section A-A	Rev E
A/02/A502	Proposed Section B-B	Rev E
A/02/A503	Proposed Section C-C and Section D-D	Rev B
A/02/B100	Proposed Basement Floor Plan	Rev E

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

39 Croftdown Road:		
J2647-P6	Existing First & Second Floors	Rev -
1901-S-1	Existing Plans	Rev Q
43 Croftdown Road:		
PI(1-)01	Existing Basement Plan	Rev -
PI(1-)02	Existing Ground Floor 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 sky line 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 properties at 39 & 43 Croftdown Road.
- 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 open spaces data and contour drawings are provided in Appendix 3.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows 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 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

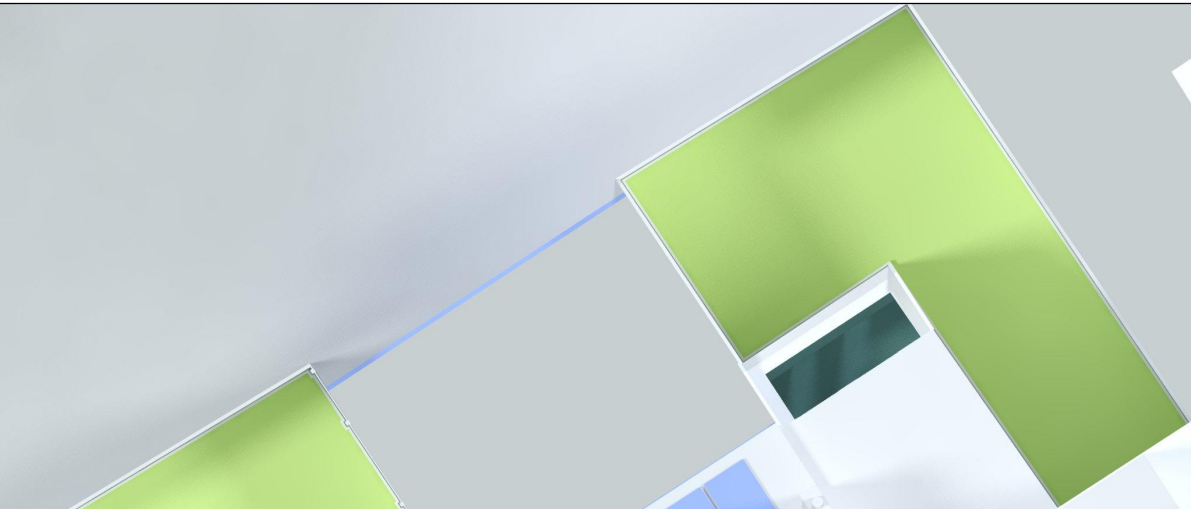
5.1 General

- 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 and a site visit undertaken on 21 March 2025. We have not had access to 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



Proposed
Extension

43 Croftdown Road

39 Croftdown Road

41 Croftdown Road

Croftdown Road



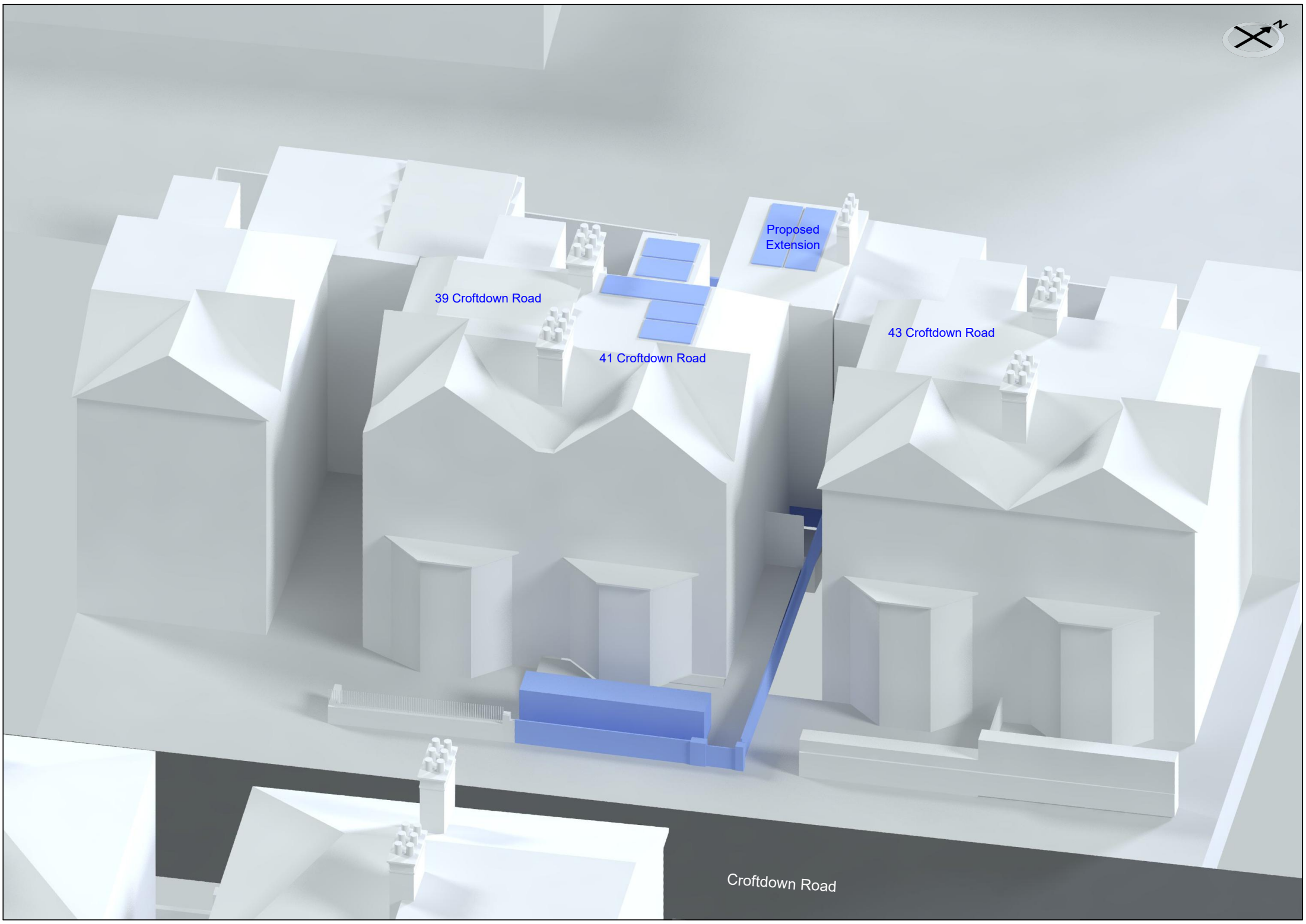
Proposed
Extension

39 Croftdown Road

41 Croftdown Road

43 Croftdown Road

Croftdown Road





43 Croftdown Road

Proposed
Extension

41 Croftdown Road

39 Croftdown Road

Croftdown Road



Croftdown Road

39 Croftdown Road

Proposed
Extension

41 Croftdown Road

43 Croftdown Road



Croftdown Road

43 Croftdown Road

39 Croftdown Road

41 Croftdown Road

Proposed
Extension





39 Croftdown Road

41 Croftdown Road

Proposed
Extension

10

11

6

7

12

13

2

8

9

3 (BW)

1

4

5



43 Croftdown Road

41 Croftdown Road

Proposed
Extension

22

23

20

21

14

15

19

17

16

18

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

41 Croftdown Road, London NW5 1EL

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>39 Croftdown Road</u>					
<u>Basement Floor</u>					
Window 1	Breakfast	14.1%	13.6%	0.5%	0.96
<u>Ground Floor</u>					
Window 2	Lounge	21.6%	21.6%	0.0%	1.0
Window 3 (BW)	Domestic	11.6%	11.0%	0.6%	0.95
Window 4	Study	17.2%	16.4%	0.8%	0.95
Window 5	Study	34.2%	34.2%	0.0%	1.0
<u>First Floor</u>					
Window 6	Domestic	27.8%	27.8%	0.0%	1.0
Window 7	Landing	15.5%	15.5%	0.0%	1.0
Window 8	Domestic	38.1%	38.1%	0.0%	1.0
Window 9	Domestic	38.1%	38.1%	0.0%	1.0
<u>Second Floor</u>					
Window 10	Domestic	39.4%	39.4%	0.0%	1.0
Window 11	Hallway	22.7%	22.7%	0.0%	1.0
Window 12	Kitchen	39.0%	39.0%	0.0%	1.0
Window 13	Kitchen	39.0%	39.0%	0.0%	1.0
<u>43 Croftdown Road</u>					
<u>Ground Floor</u>					
Window 14	Dining/Kitchen	15.6%	15.6%	0.0%	1.0
Window 15	Dining/Kitchen	17.9%	17.9%	0.0%	1.0
Window 16	Dining/Kitchen	28.7%	28.7%	0.0%	1.0
Window 17	Dining/Kitchen	30.9%	30.9%	0.0%	1.0
Window 18	Dining/Kitchen	20.1%	20.1%	0.0%	1.0
Window 19	Dining/Kitchen	53.0%	53.0%	0.0%	1.0
<u>First Floor</u>					
Window 20	Domestic	38.0%	38.0%	0.0%	1.0
Window 21	Domestic	37.9%	37.9%	0.0%	1.0
<u>Second Floor</u>					
Window 22	Domestic	38.9%	38.9%	0.0%	1.0
Window 23	Domestic	38.8%	38.8%	0.0%	1.0

Appendix 2 - Daylight Distribution
41 Croftdown Road, London NW5 1EL

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>39 Croftdown Road</u>					
<u>Basement Floor</u>					
Window 1	Breakfast	98%	98%	0%	1.0
<u>Ground Floor</u>					
Window 2	Lounge	97%	97%	0%	1.0
Window 3 (BW)	Domestic	29%	29%	0%	1.0
Windows 4 & 5	Study	100%	100%	0%	1.0
<u>First Floor</u>					
Window 6	Domestic	99%	99%	0%	1.0
Window 7	Landing	91%	91%	0%	1.0
Windows 8 & 9	Domestic	99%	99%	0%	1.0
<u>Second Floor</u>					
Window 10	Domestic	95%	95%	0%	1.0
Window 11	Hallway	74%	74%	0%	1.0
Windows 12 & 13	Kitchen	99%	99%	0%	1.0
<u>43 Croftdown Road</u>					
<u>Ground Floor</u>					
Windows 14 to 19	Dining/Kitchen	97%	97%	0%	1.0

Appendix 2 - Sunlight to Windows

41 Croftdown Road, London NW5 1EL

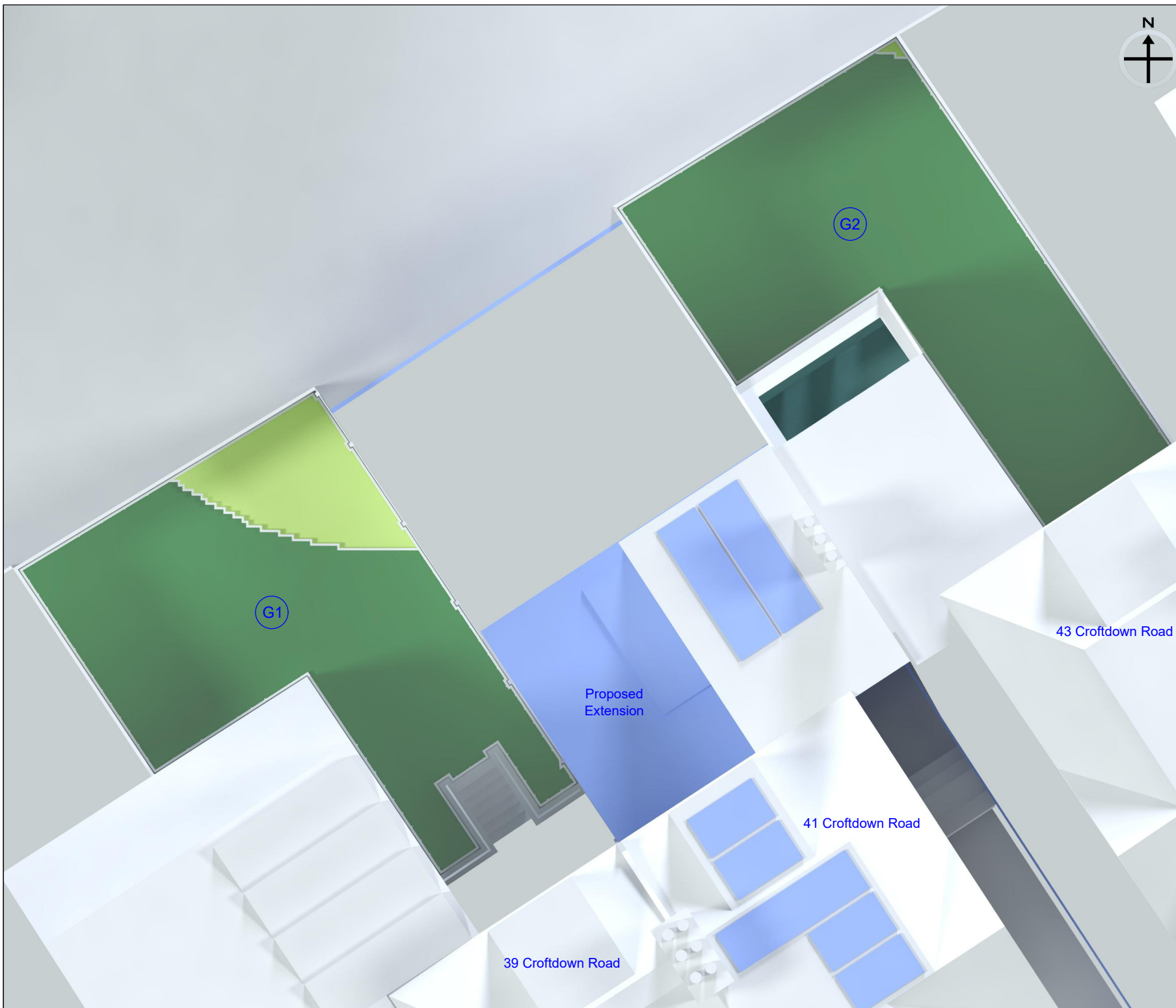
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>39 Croftdown Road</u>									
<u>Basement Floor</u>									
Window 1	Breakfast	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>Ground Floor</u>									
Window 2	Lounge	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 3 (BW)	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 4	Study	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 5	Study	15%	15%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 6	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 7	Landing	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 8	Domestic	19%	19%	0%	1.0	2%	2%	0%	1.0
Window 9	Domestic	19%	19%	0%	1.0	2%	2%	0%	1.0
<u>Second Floor</u>									
Window 10	Domestic	19%	19%	0%	1.0	2%	2%	0%	1.0
Window 11	Hallway	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 12	Kitchen	19%	19%	0%	1.0	2%	2%	0%	1.0
Window 13	Kitchen	19%	19%	0%	1.0	2%	2%	0%	1.0
<u>43 Croftdown Road</u>									
<u>Ground Floor</u>									
Window 14	Dining/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 15	Dining/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 16	Dining/Kitchen	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 17	Dining/Kitchen	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 18	Dining/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 19	Dining/Kitchen	21%	21%	0%	1.0	2%	2%	0%	1.0
<u>First Floor</u>									
Window 20	Domestic	18%	18%	0%	1.0	2%	2%	0%	1.0
Window 21	Domestic	17%	17%	0%	1.0	2%	2%	0%	1.0
<u>Second Floor</u>									
Window 22	Domestic	19%	19%	0%	1.0	2%	2%	0%	1.0
Window 23	Domestic	17%	17%	0%	1.0	2%	2%	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces
41 Croftdown Road, London NW5 1EL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March										Ratio
		Before			After			Loss				
<u>39 Croftdown Road</u>												
<u>Ground Floor</u>												
Garden 1	54.97 m2	9.41 m2	17%	9.41 m2	17%	0.0 m2	0%	1.0				
<u>43 Croftdown Road</u>												
<u>Ground Floor</u>												
Garden 2	53.24 m2	0.13 m2	0%	0.13 m2	0%	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.
-  Neighbouring Gardens and Amenity Areas

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



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