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Our Ref : DJJ/J0594-01-03

DATE : 30th NOVEMBER 2012

Dear Sirs

TOWN **and COUNTRY PLANNING ACTS -** Planning for good Daylight and Sunlight
Site Address : 7 - 8 OAK HILL PARK MEWS LONDON NW3 7LH

1.00 INSTRUCTIONS :

1.01 Further to our report to my report of 6th September 2012 ("the 1st report") and my following supplementary report to London Borough of Camden of 13th November 2012 ("the 2nd report"), concerning the development proposal for the above site address, and the Authorities subsequent refusal of the planning application made, you have brought to my attention additional terms for reference.

1.02 Accordingly you have requested me to verify whether or not these additional terms materially affect my earlier findings, and so I make this further supplementary report ("the 3rd report").

2.00 TERMS OF REFERENCE :

2.01 These are given under paragraph 2.01 of the 1st report; and the appendices J0594-A05, J0594-A06, and J0594-A07 attached herewith, which now take account of further ground survey details, previously not noted.

2.02 Planning permission reference 2004/3854/P, the '2004 grant', relating to a roof top extension shortly thereafter built at the site address.

3.00 VERIFICATION :

3.01 I can verify that the application proposal will not materially impact on the daylight and sunlight amenity of habitable rooms in the neighbouring buildings with windows over looking the application site, and that the development proposal has been well designed to accord with approved public policy in planning for good daylight and sunlight.

/continued…….

4.00 ANALYSIS and FINDINGS :

4.01 All values are expressed as integers, by the official guideline criteria.

4.02 The two windows and a glazed doorway being the subject of this 3rd report are identified by the station points SP06, $SP07_d$ and $SP07_W$, for exterior vertical sky component analysis and annual sunlight probability analysis (see appendices J0594-A05, 06 and 07).

4.021 At SP06 :

Daylight : The exterior vertical sky component reduction will be within the guideline preference criteria for permissible daylight variation, implying that the daylight change will not be noticeable by inhabitants.

Sunlight : The orientation S13°W is within the guideline criteria for analysis : The annual probable sunlight reduction will be within the guideline preference criteria for permissible variation, and the total reduction is not greater than 4%, implying that the room will not appear colder or less cheerful and pleasant for inhabitants than before.

4.022 At $SP07_d$:

Daylight : The exterior vertical sky component reduction will be within the guideline preference criteria for permissible daylight variation, implying that the daylight change will not be noticeable by inhabitants.

Sunlight : The orientation S13°W is within the guideline criteria for analysis : The annual probable sunlight reduction will be within the guideline preference criteria for permissible variation and the total reduction is not greater than 4%, implying that the room will not appear colder or less cheerful and pleasant for inhabitants than before.

4.023 At $SP07_W$:

Daylight : The exterior vertical sky component reduction will be within the guideline preference criteria for permissible daylight variation, implying that the daylight change will not be noticeable by inhabitants.

Sunlight : The orientation S13°W is within the guideline criteria for analysis : The annual probable sunlight reduction is slightly greater than guideline preference criteria for permissible variation, but the total reduction is not greater than 4%, implying that the room will not appear colder or less cheerful and pleasant for inhabitants than before.

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4.03 I have in addition to the above exterior daylight and sunlight analysis, undertaken a study of the interior daylight distribution over the illumination plane of the habitable rooms marked 'R1' and 'R2', served by the above glazed apertures, (see appendix J0594-A05).

4.031 R1 : The development proposal brings no appreciable change

4.032 R2 : The development proposal brings no appreciable change

5.00 CONCLUSION :

5.01 I can conclude that the proposal has been conscientiously designed with respect to Government criteria and will not environmentally harm the daylight and sunlight amenity of neighbouring residents.

Yours faithfully

Donald Jessop BSc FRICS MCIArb
Jessop Associates

APPENDICES

[NOT PAGINATED]

EXTRACT ANALYSIS DRAWINGS

J0594-A05 – Exterior and Interior Daylight Analysis Model

– Angles in the Azimuth and Interior Daylight Distribution over the Room Illumination Plane

J0594-A06 – Exterior Daylight Analysis Model

– Angles in the Zenith and Waldram Diagram Analysis

– Scheduled VSC Values

J0594-A07 – Annual Sunlight Probability Analysis Model

– Scheduled ASP Values

EXTERIOR AND INTERIOR DAYLIGHT ANALYSIS MODEL

J0594-A05

DEVELOPMENT PROPOSALS AT : 7-8 Oak Hill Park Mews - London NW3 7LH

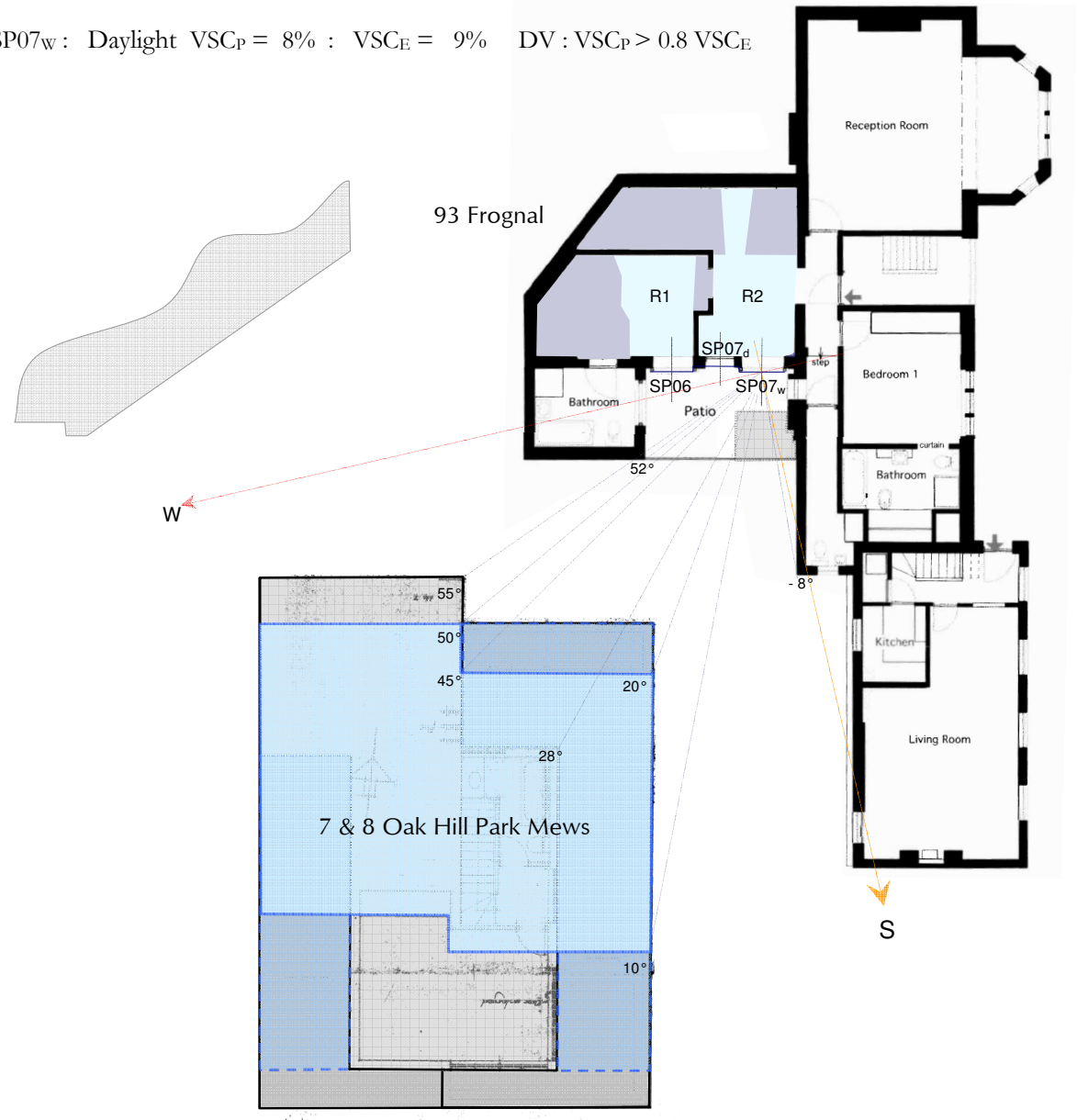
SP07$_W$ ANGLES IN THE AZIMUTH
R1 AND R2 : INTERIOR DAYLIGHT DISTRIBUTION OVER THE ILLUMINATION PLANE

Extract Drawing for illustration and Modelling Purposes ONLY - Reduced Scale - November 2012

At SP06 : Daylight $VSC_P = 14\%$: $VSC_E = 15\%$ DV : $VSC_P > 0.8\ VSC_E$

At SP07$_d$: Daylight $VSC_P = 12\%$: $VSC_E = 14\%$ DV : $VSC_P > 0.8\ VSC_E$

At SP07$_W$: Daylight $VSC_P = 8\%$: $VSC_E = 9\%$ DV : $VSC_P > 0.8\ VSC_E$



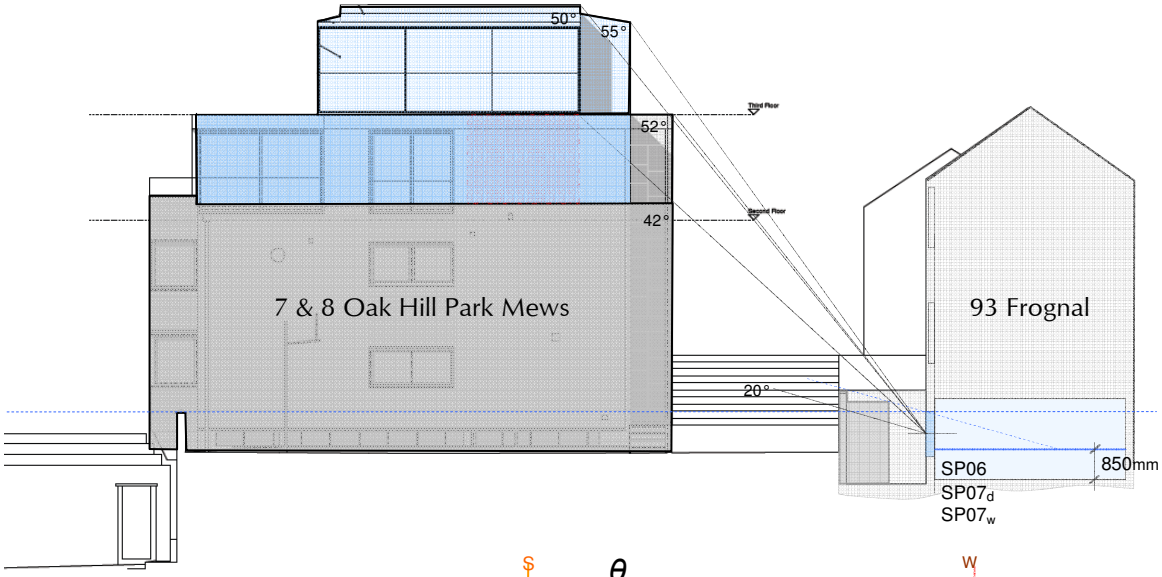
EXTERIOR DAYLIGHT ANALYSIS MODEL

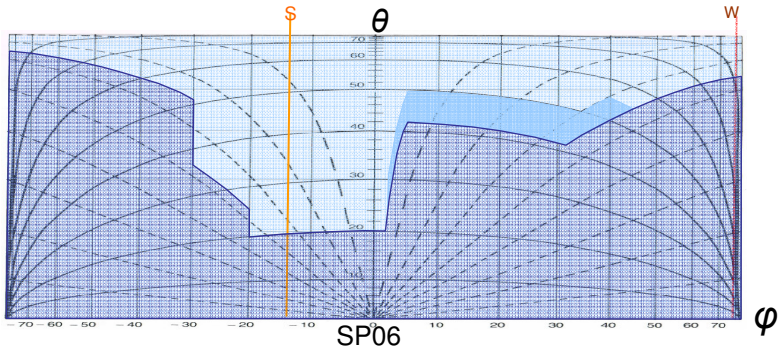
DEVELOPMENT PROPOSALS AT : 7-8 Oak Hill Park Mews - London NW3 7LH

SP06, $SP07_d$ and $SP07_W$ Angles in the Zenith

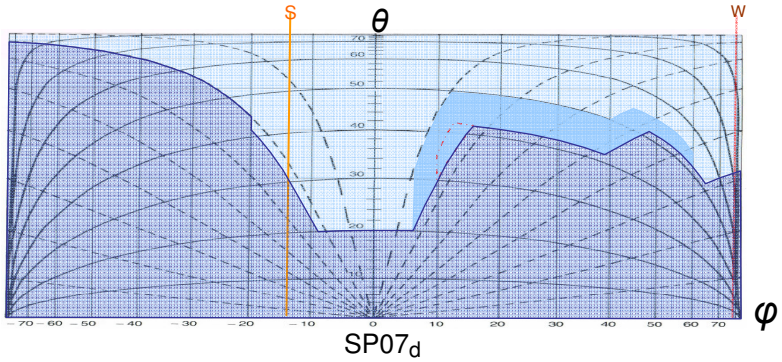
WALDRAM DIAGRAM ANALYSIS FOR VERTICAL SKY COMPONENT VALUES

Analysis Extracts for Modelling Purposes ONLY - November 2012

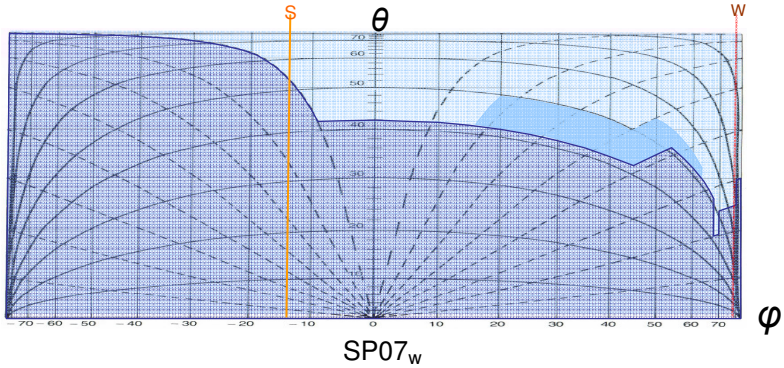




SP06



$SP07_d$



$SP07_w$

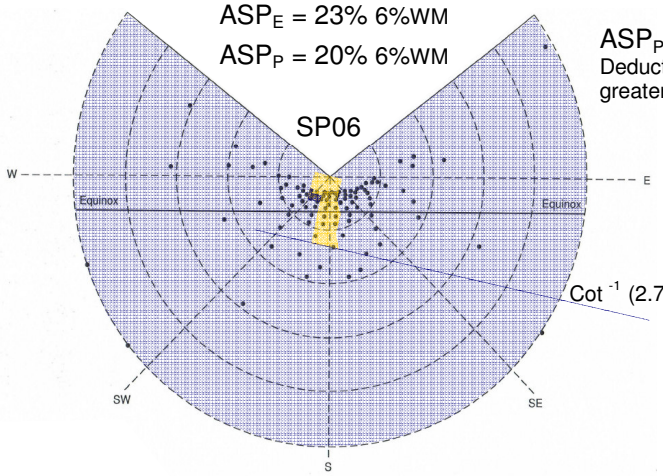
ANNUAL SUNLIGHT PROBABILITY ANALYSIS MODEL

J0594-A07

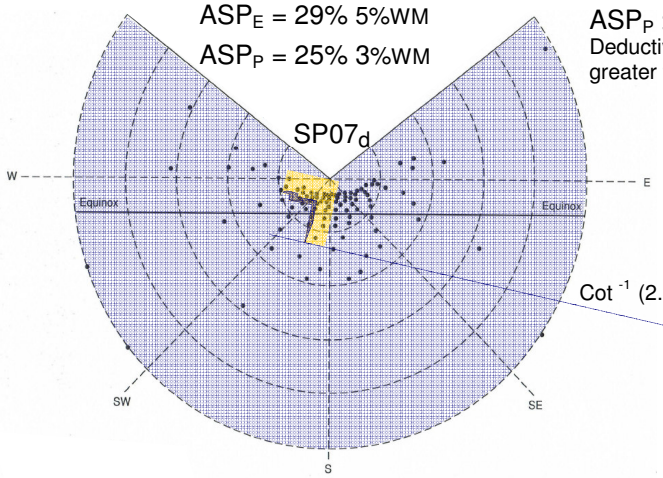
DEVELOPMENT PROPOSALS AT : 7-8 Oak Hill Park Mews - London NW3 7LH

SP06, $SP07_W$ and $SP07_d$

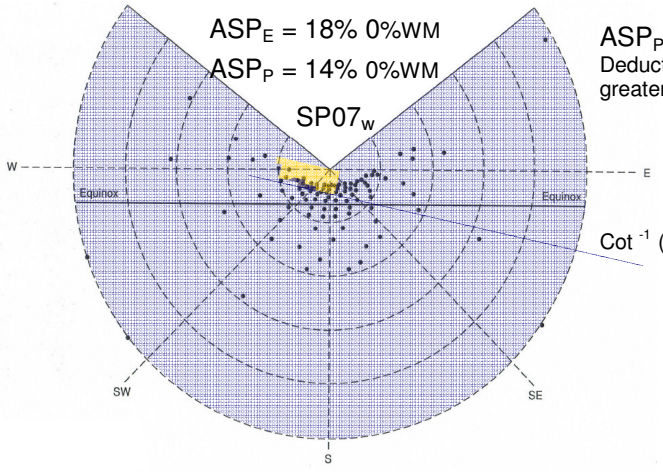
Analysis Extract for Modelling Purposes ONLY - November 2012



ASP$_P$ > 0.8 ASP$_E$
Deductive loss is not greater than 4%



ASP$_P$ > 0.8 ASP$_E$
Deductive loss is not greater than 4%



ASP$_P$ < 0.8 ASP$_E$
Deductive loss is not greater than 4%