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**By Post & Email:**

Dear Stephen

**14 Netherhall Gardens, London NW3 - Shadow Analysis**

Further to our recent discussion regarding the potential overshadowing to the rooftop of Block 2 of the new development, I have reviewed the drawings to ascertain the impact caused as a result of the development proposals.

The general rule for a shadow analysis is the amenity space is considered to be adequately sunlit throughout the year if at least half the garden amenity receives at least 2 hours of sunlight on 21 March. If, as a result of a new development, an existing garden or amenity does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

Therefore, it is important to establish whether half the rooftop area within Block 2 can receive 2 hours of direct sunlight on 21 March.

By studying the impact on the drawings provided for the planning application SHD/519-524 it can be seen the rooftop area is completely free from shadow at 8.00am and throughout the day until 5.00pm. This is because there are no further obstructions that are higher than the rooftop area which would generate additional shadow. Therefore this area will be fully lit throughout the day.

In addition, the comments relating to the performance of the basement Bedroom 3 are noted. I have also had a look at this to establish what would be needed to comply with the BRE Guide and an additional 250mm each side of the window fenestration would be needed to ensure adequate levels of light.

I trust this is in order and please feel free to contact me if you have any further queries.

Kind regards

Yours sincerely

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