

Our ref: LJH/SB/ROL6727

James Penfold
DP9
100 Pall Mall
London,
SW1Y 5NQ

4 January 2013
By email: james.penfold@dp9.co.uk

Dear Mr Penfold

Re: 11 Fitzroy Square, London

I understand that DP9 are dealing with planning matters in connection with the proposed works of alteration to 11 Fitzroy Square on behalf of the current owners.

I was instructed by the project architects, Carmody Groarke, to advise the owners on any potential daylight and sunlight issues arising out of their proposed works. Therefore, as requested I now write to confirm my advice in this note and I am perfectly happy for a copy to be forwarded to the planners as part of the forthcoming application.

The works

When I first became involved in the project Carmody Groarke had drawn up proposals for some minor alterations to the external envelope of the building at roof level, but I understand those works are no longer proceeding. On that basis it is my understanding that the only change to the external envelope of the building is as follows:-

1. Partially infilling the rear lightwell at ground floor level between the existing side extension and the east flank wall of 12 Fitzroy Square.

Impacts upon 12 Fitzroy Square

The only property to consider in daylight and sunlight terms is the immediately adjoining property at 12 Fitzroy Square, which has a very small window positioned in the east flank wall. My site inspection together with the available drawing information indicate that the window enjoys little or no direct sky visibility now and would appear to serve a small bathroom or lavatory, but in any event it is not a habitable room such that in accordance with the BRE guidelines no daylight/sunlight testing is required.

I therefore conclude that there is no requirement for formal technical testing and that any impacts upon neighbouring properties will be minimal.

In the circumstances I assume nothing further is required of me.

Yours sincerely



Lance J Harris

cc: Peter Lee