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45 Pilgrim's Lane - Daylight and Sunlight

Dear David

Further to our conversation you asked me to provide a formal response to the queries raised in respect of Daylight and Sunlight amenity during the public consultation period for the current planning application on the above site. In particular it was queried as to why our report of 4 December 2011, and the accompanying technical appendices, did not assess the daylight and sunlight effects upon 8 and 9 Willow Road.

For reference I attach a plan illustrating the site layout showing the position of the properties at 10, 11 and 12 Willow Road where technical analysis was carried out. It will be noted from this plan that 10 - 12 Willow Road are the principal properties where the rear elevations directly face the proposal. 8 and 9 Willow Road are situated closer to the corner of Pilgrim's Lane and therefore look 'beyond' the proposal and would have only an oblique view of the scheme. The effect upon these properties will therefore be less than to the neighbours at 10 - 12. Given that our analysis shows the effect upon 10-12 Willow Road to be fully in accordance with the BRE guidance there is therefore no need to undertake detailed analysis of any further Willow Road properties which will also fully comply with the BRE tests.

For clarity I should also draw your attention to a typographical error in my report of 4 December. At page 4 my report states that we have analysed 10-14 Willow Road whereas in fact this should state that we have considered 10, 11 and 12 Willow Road. The correct properties are however identified in the drawings at appendices 1 and 2 as well as in the detailed technical results at Appendix 3.

I trust that the above is useful in clarifying the position. Should you have any further questions please do not hesitate to contact me.

Yours sincerely

WJW

Jonathan Loneragan
Associate Director

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