



**RESPONSE TO
PLANNING
OBSERVATIONS**

relating to the

**PROPOSED
REDEVELOPMENT**

of

**10 CHRISTCHURCH
HILL, HAMPSTEAD
LONDON NW3**

on behalf of

N. KHAMISSA ESQ.

November 2014

Ref 1000/GQ

Prepared by:

Schroeders Begg Ltd
10 Rudolf Place
Miles Street
London
SW8 1RP

Tel No: **0207 582 8800**
www.sbegg.co.uk

CONTENTS

	Page
1.0 Planning Observations	3
2.0 Response	3
3.0 Conclusions	32

1.0 PLANNING OBSERVATIONS

The Planning Case Officer has made the following observations with regard to our initial report dated January 2014

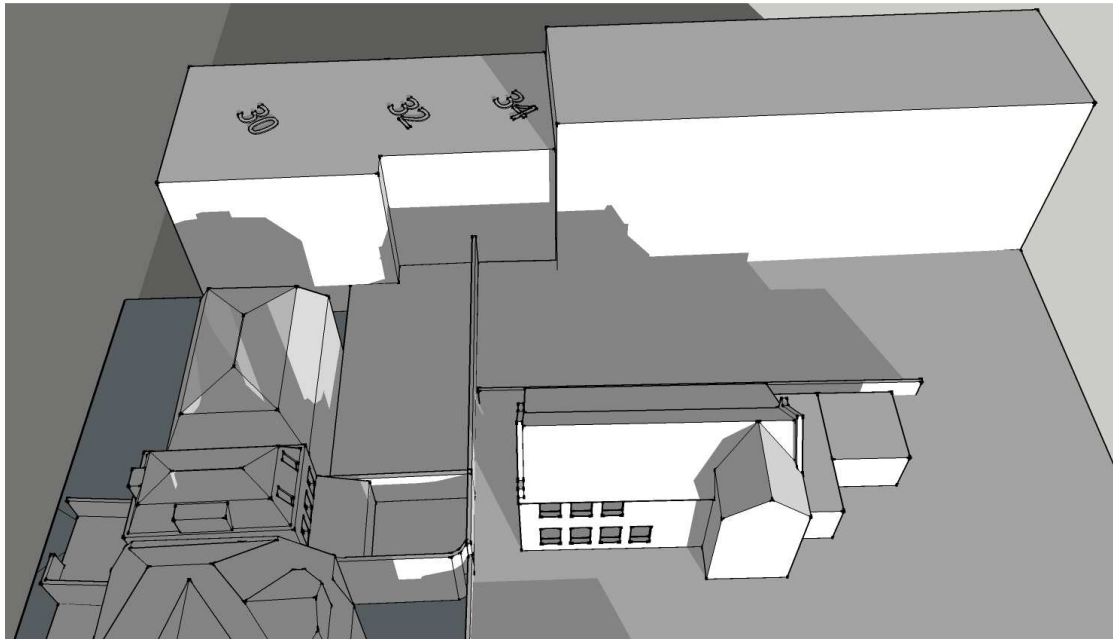
- The proposed development with its higher roofline which continues for a longer length (perpendicular to Christchurch Hill) and is also wider (parallel to Christchurch Hill), will impact the light at the back of 34 Well Walk, both in respect of the rear ground floor windows and also the patio, and will be especially acute during the Autumn to Spring months when the sun is lower and natural sun light is already somewhat limited. The Daylight & Sunlight Report submitted for this application is at a time of year which seems to drastically underestimate the effect of the proposed building given the sun is much higher in the sky in the period analysed vs. the Autumn to Spring months.
- The proposals will impact on light levels on the front gardens of nos. 13 and 14 Gainsborough Gardens and the rear gardens of 11, 12 and 13 of the same street.

2.0 RESPONSE

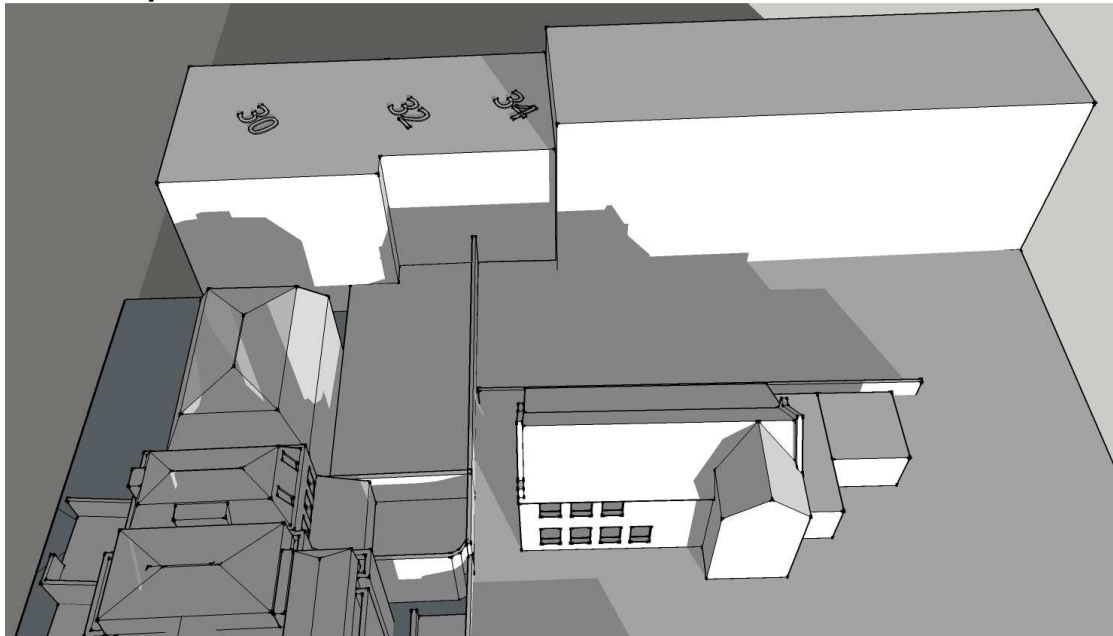
As regards 34 Well Walk, it is averred that our analysis was made at an adjusted time of year to improve the apparent effects on the rear of this building and “to drastically underestimate the effect of the proposed building”. This is not the case as the initial shadow diagrams were compiled for the Equinox (21st March and 21 September). In response to this allegation, however, we have compiled proposed and existing analyses of the situation at the rear of 34 Well Walk at hourly rather than two-hourly intervals and at the Equinox, Midsummer’s Day (21st June) and Midwinter’s Day (21st December). These are set out below.

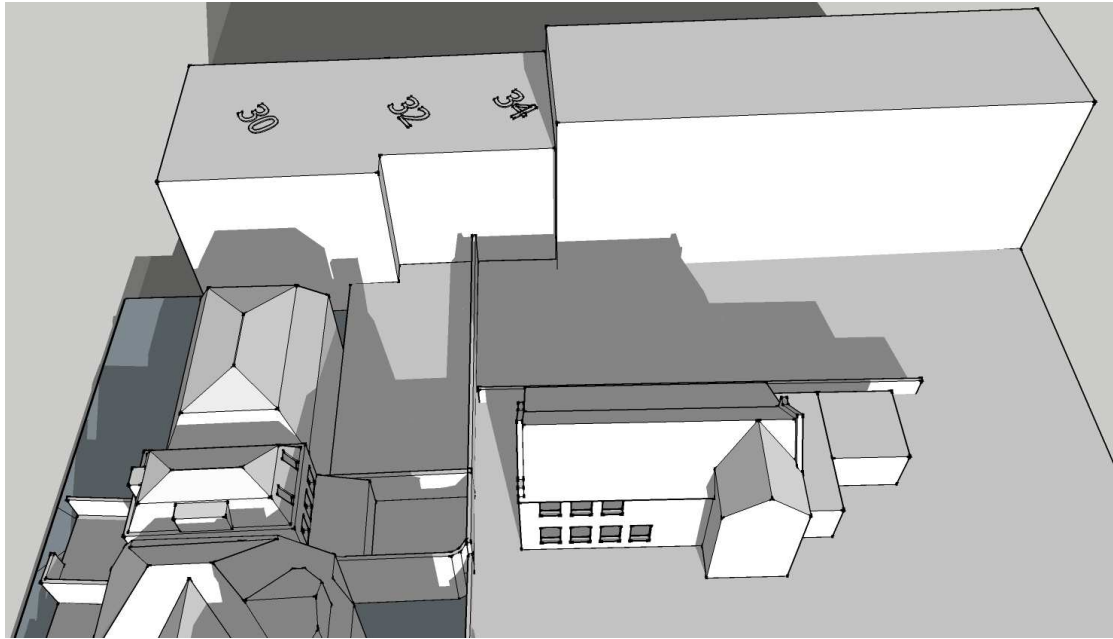
As can be seen from these images, there is no effect whatever on the sunshine reaching the rear of 34 Well Walk or its patio caused by the proposals on either Equinox nor Midwinter’s Day nor Midsummer’s Day. The assertion made is, therefore, without any foundation whatever and our original report does not underestimate the effects, drastically or otherwise, of the proposed building.

Spring and Autumn Equinox

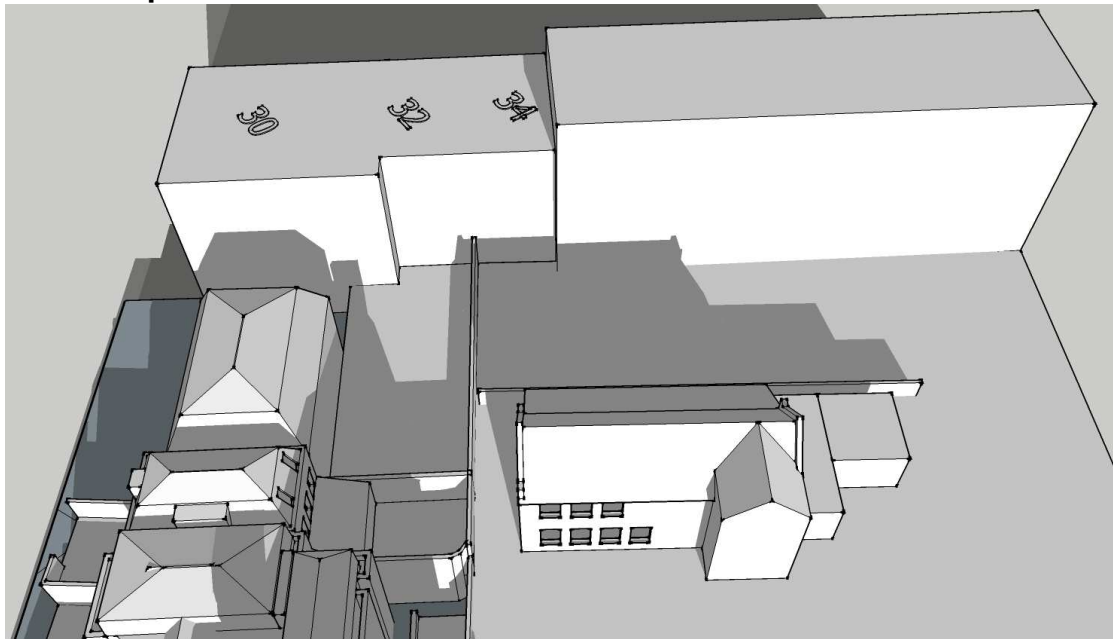


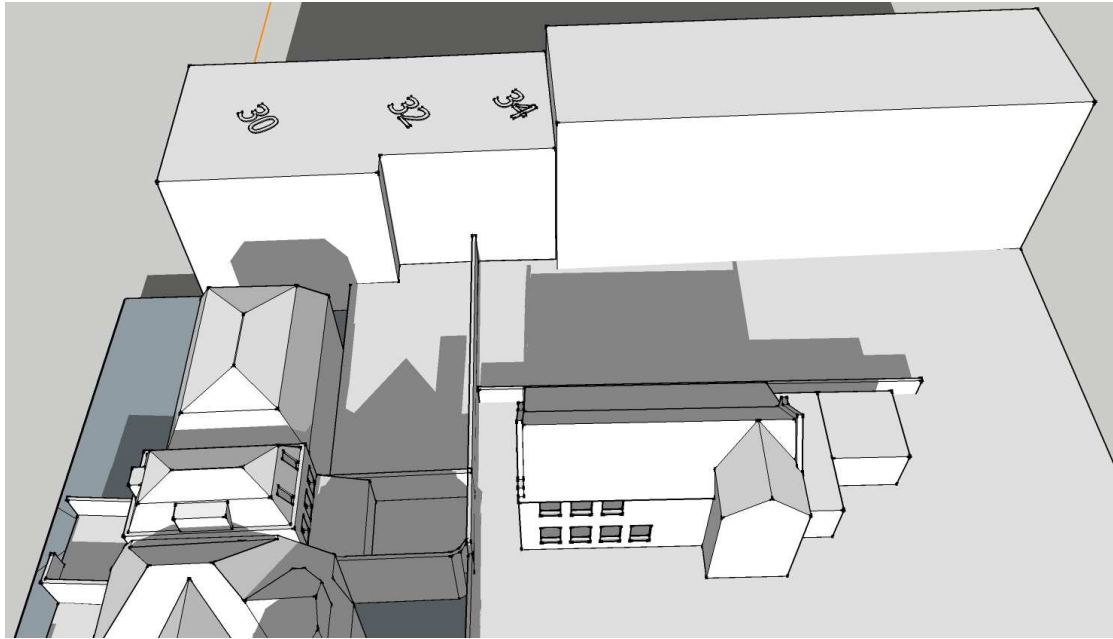
07.00 Existing
07.00 Proposed



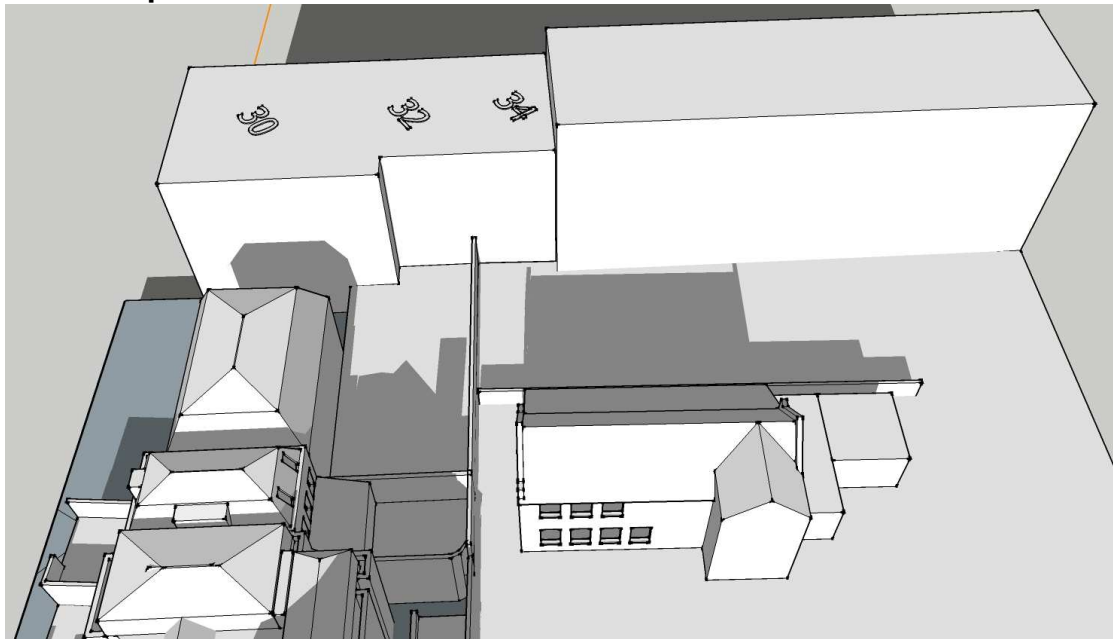


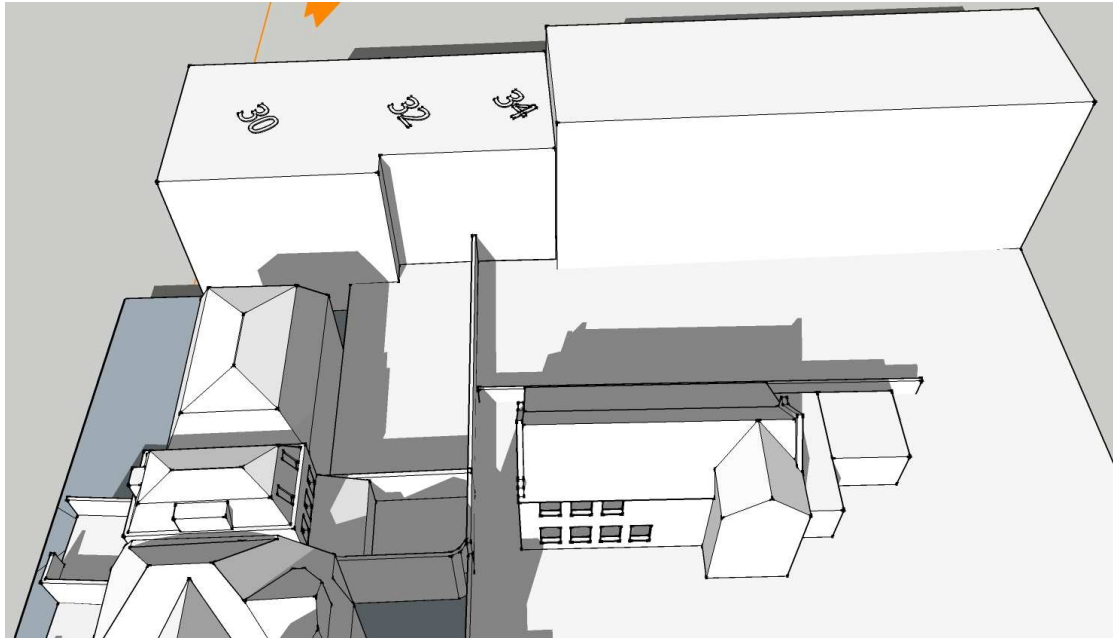
08.00 Existing
08.00 Proposed



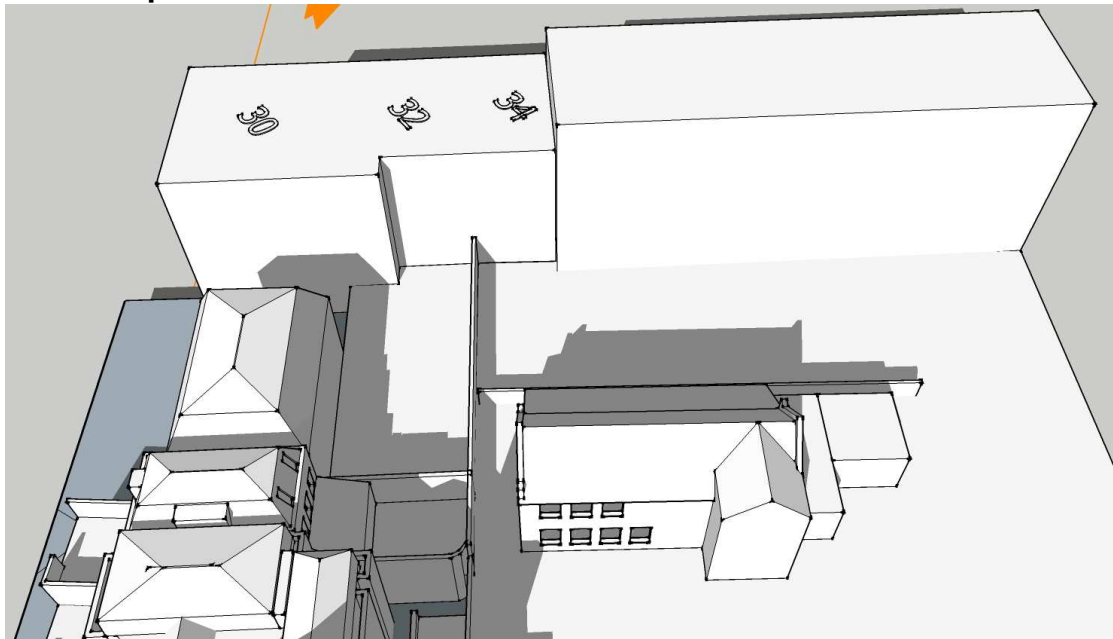


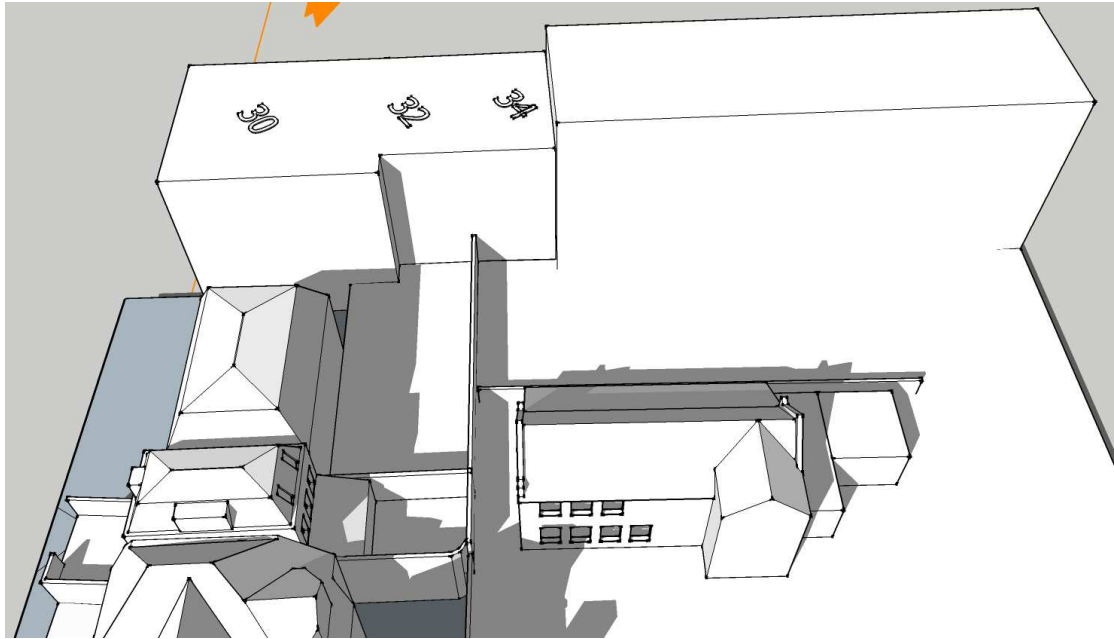
09.00 Existing
09.00 Proposed



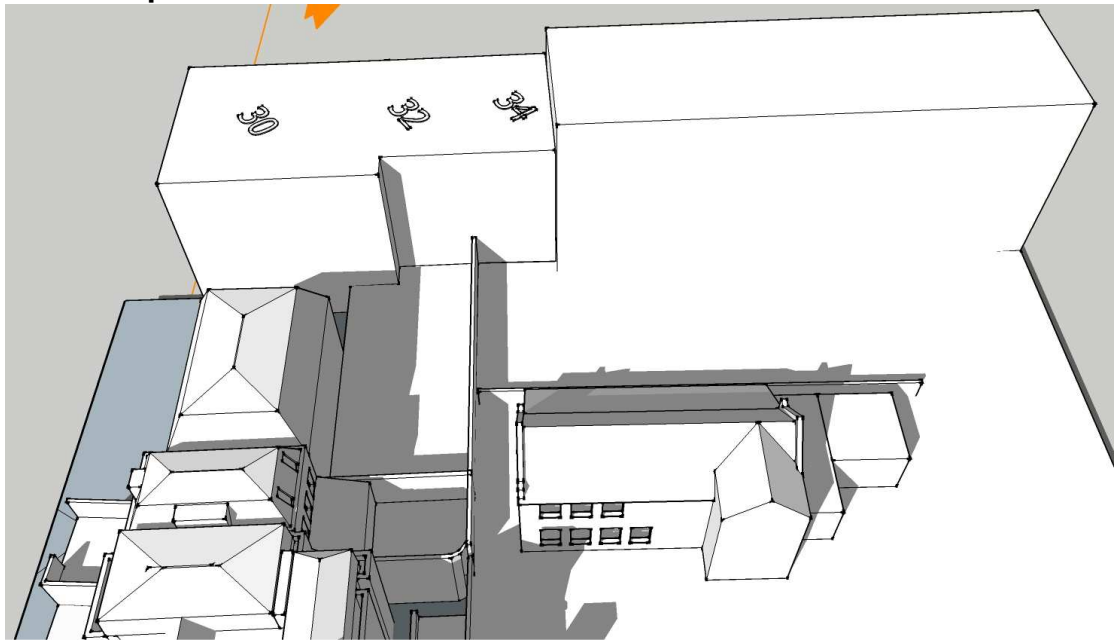


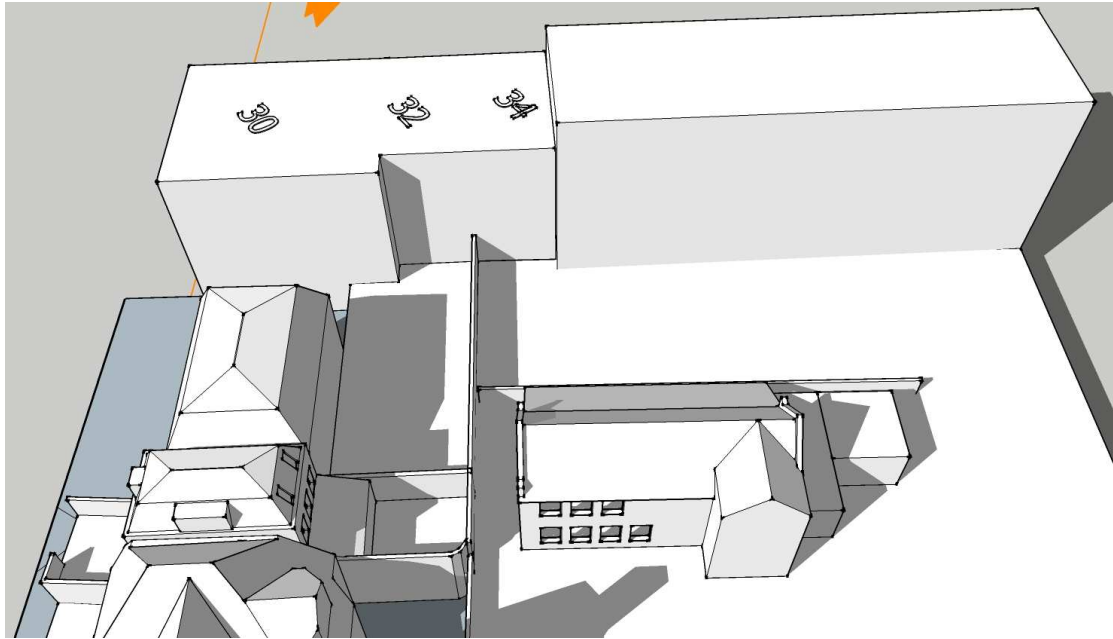
10.00 Existing
10.00 Proposed



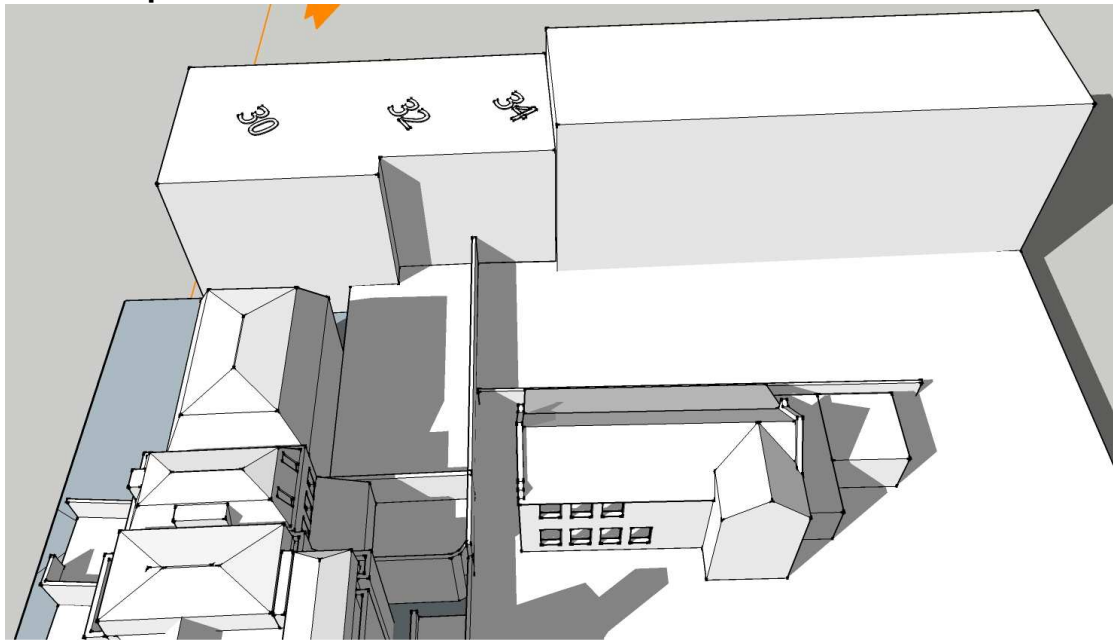


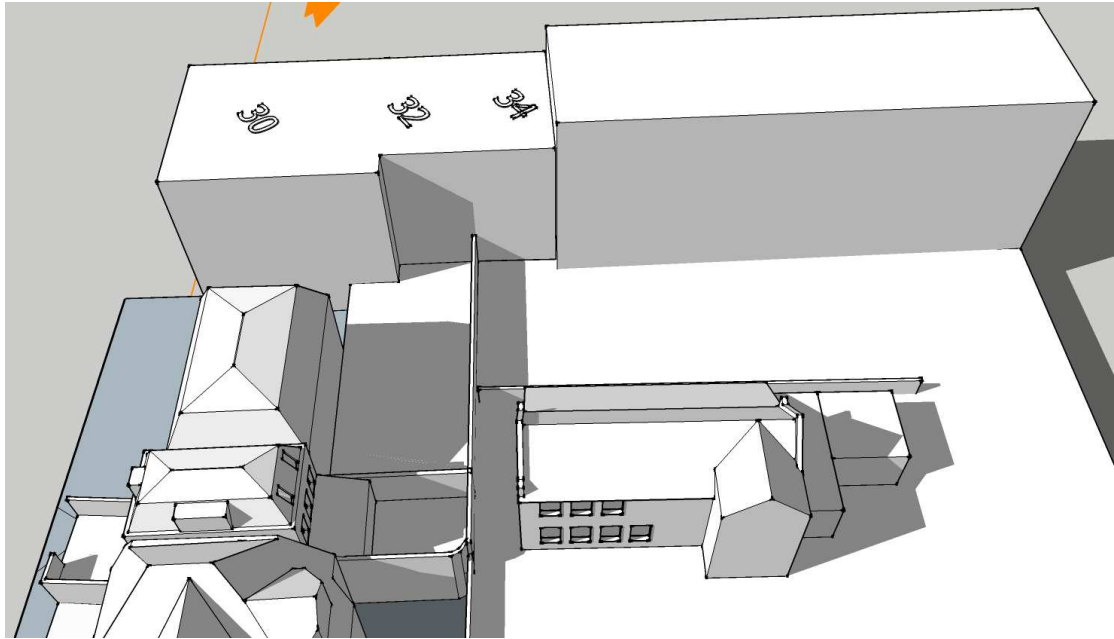
11.00 Existing
11.00 Proposed



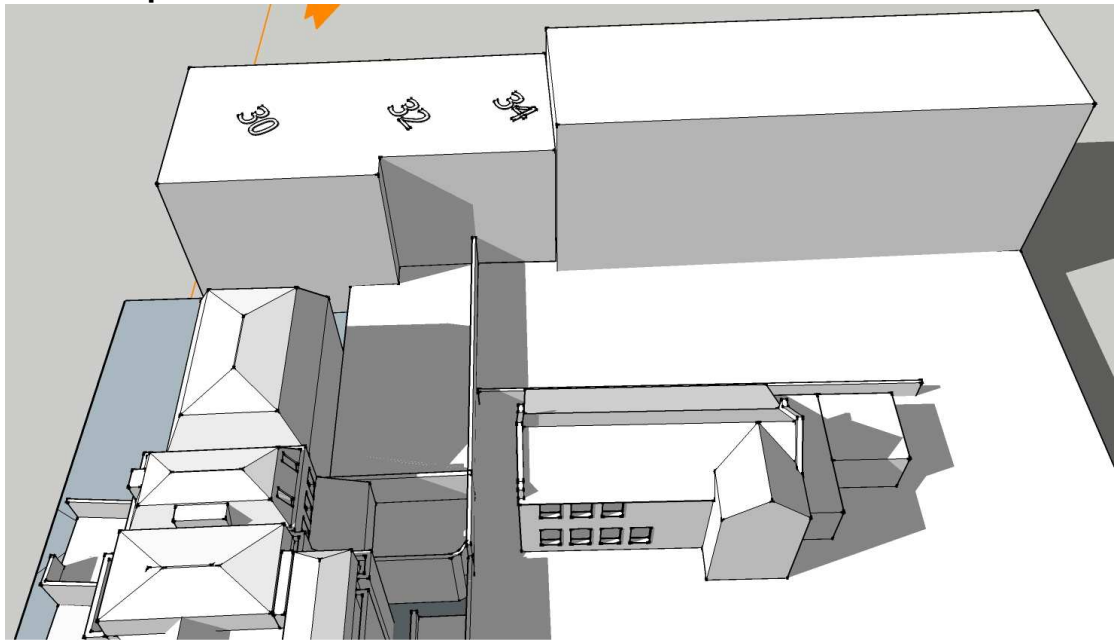


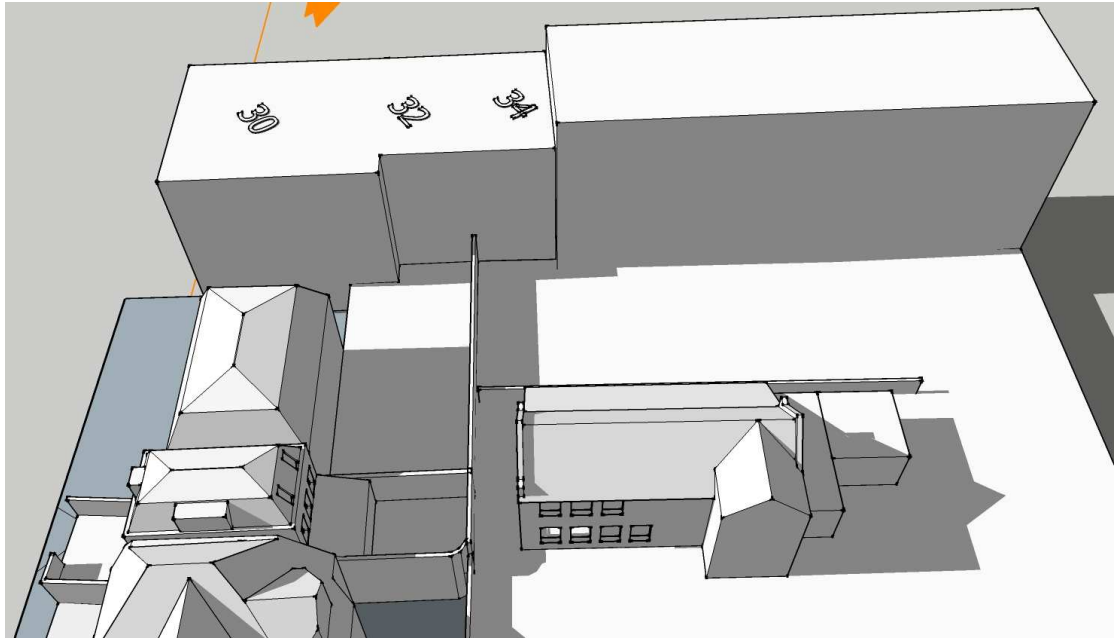
12.00 Existing
12.00 Proposed



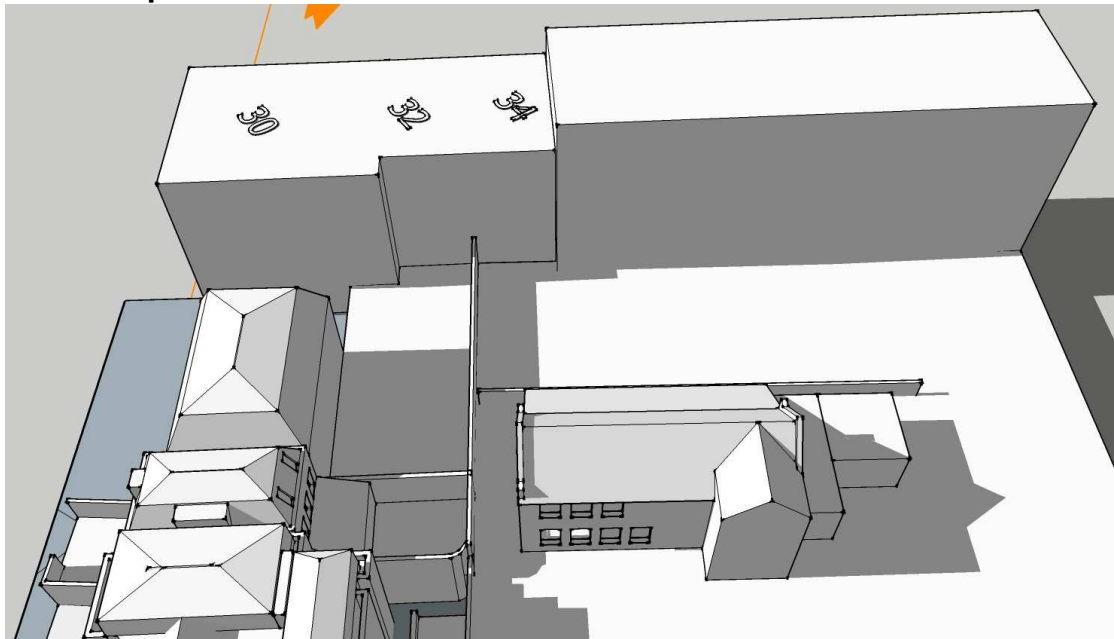


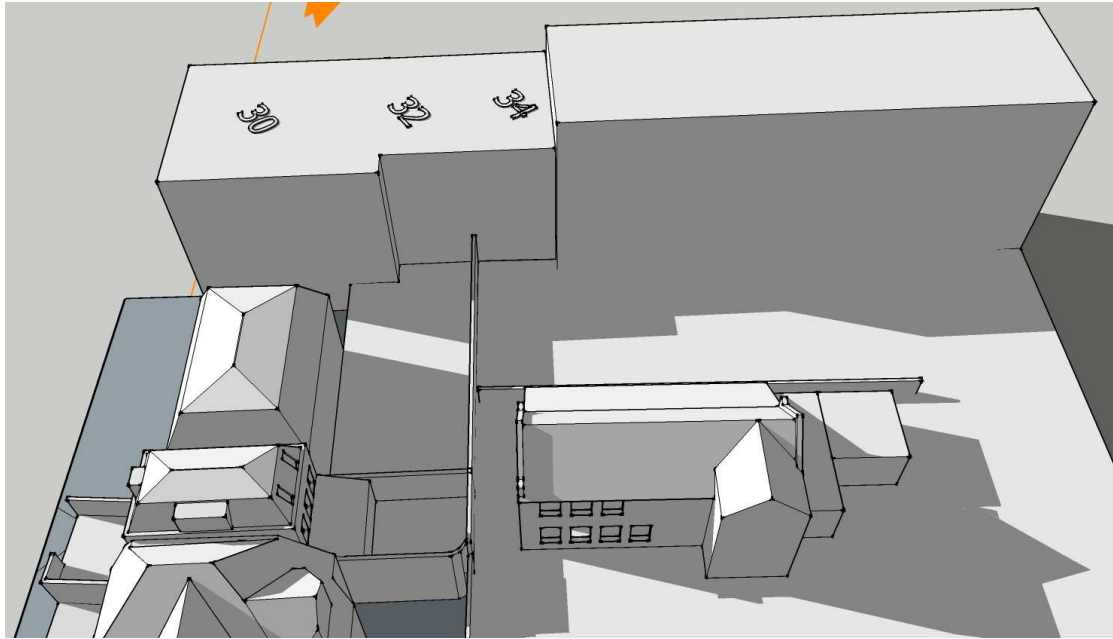
13.00 Existing
13.00 Proposed



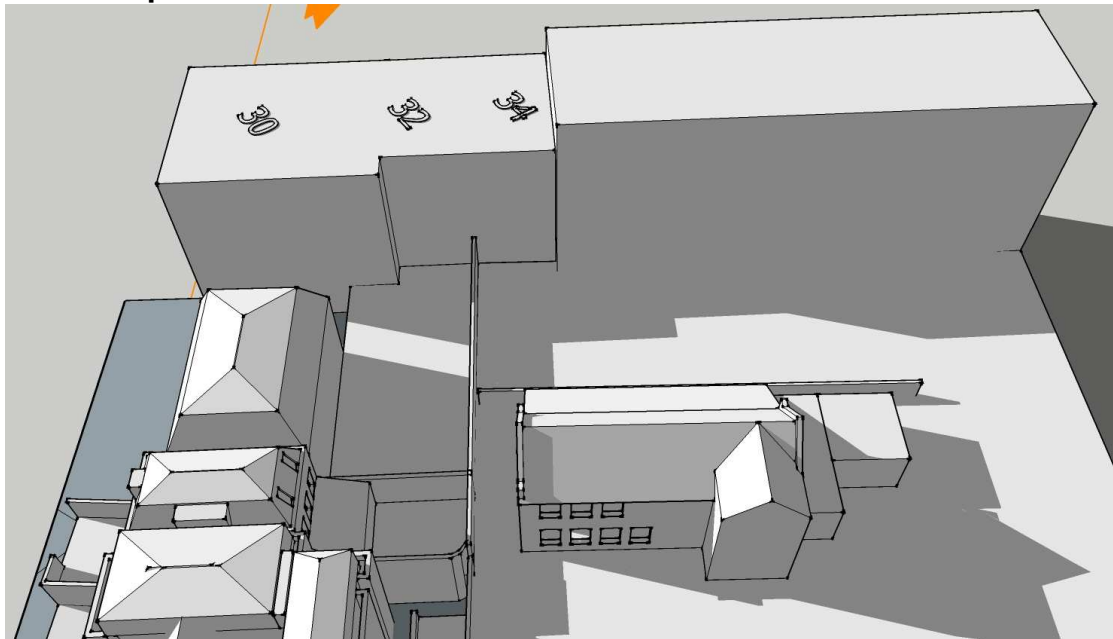


14.00 Existing
14.00 Proposed

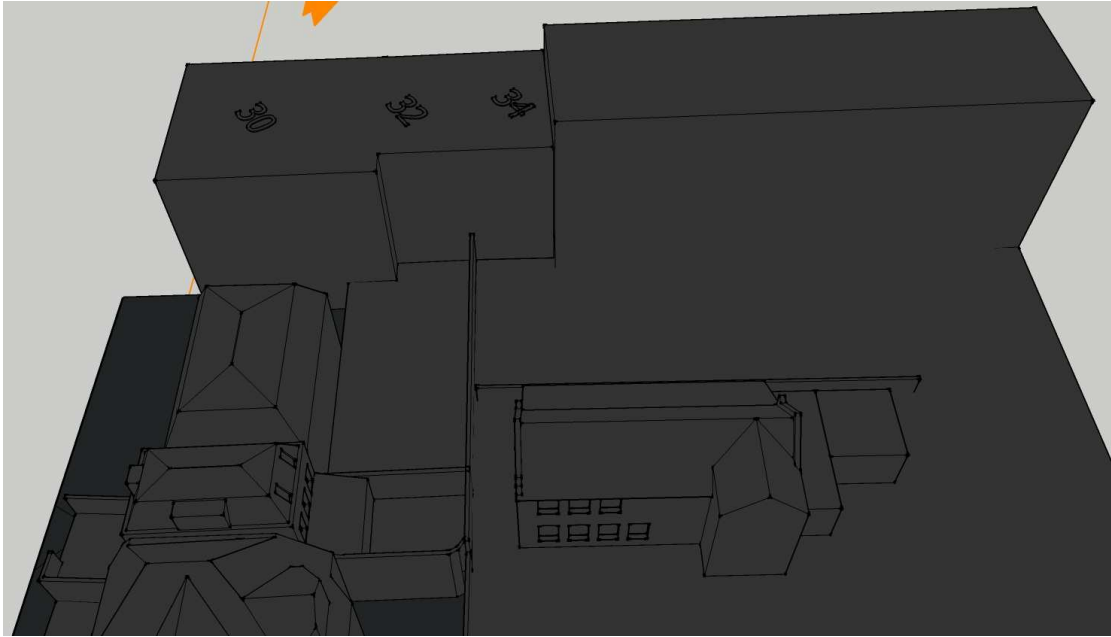




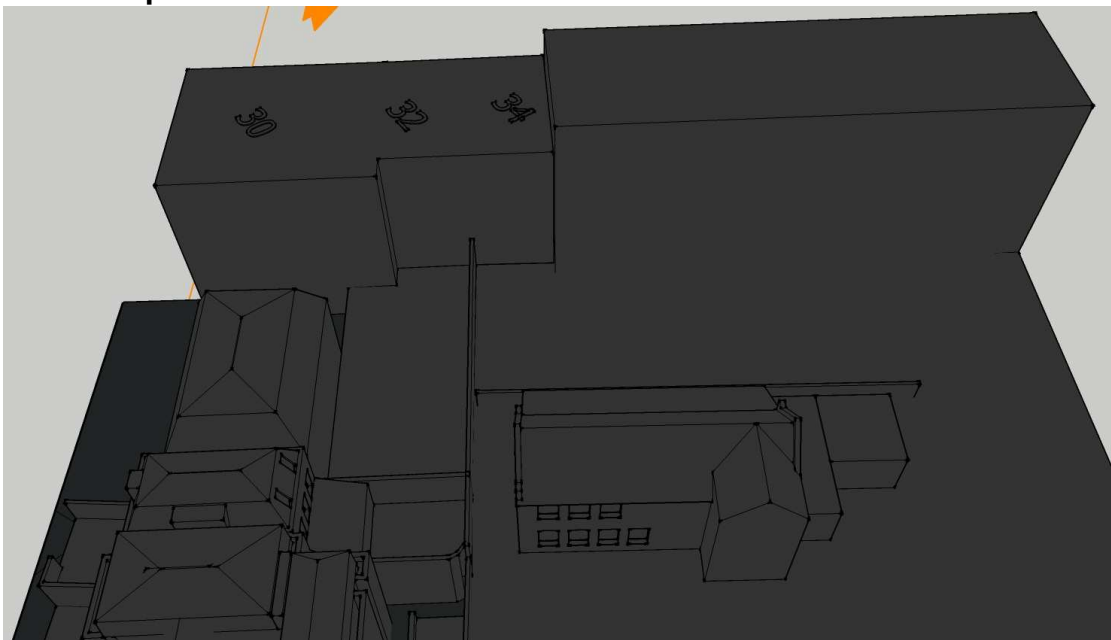
15.00 Existing
15.00 Proposed

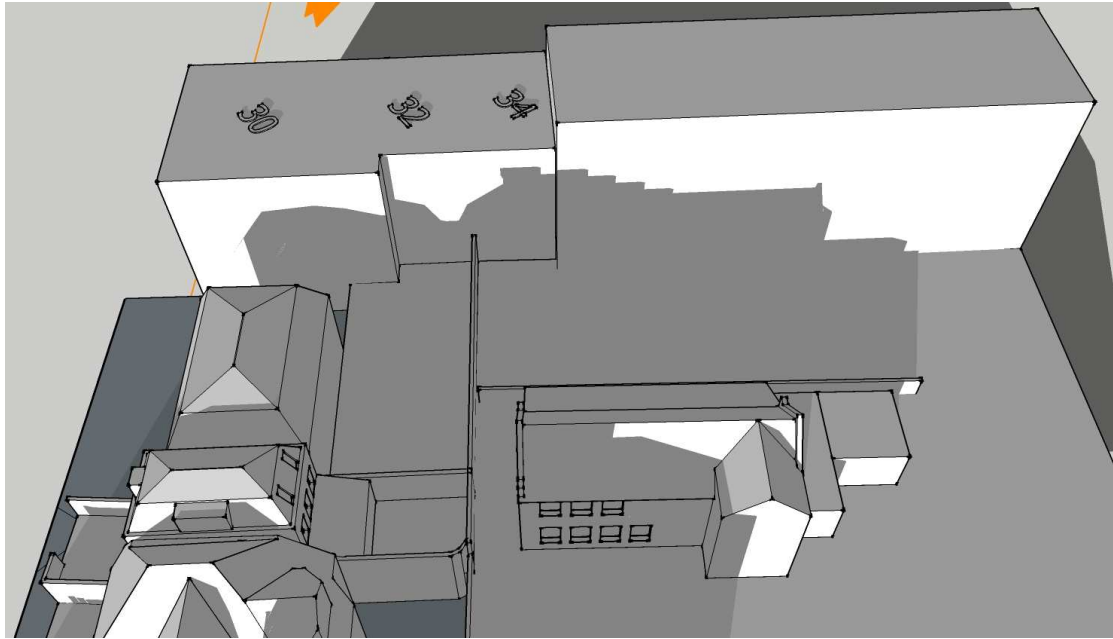


Midwinter's Day

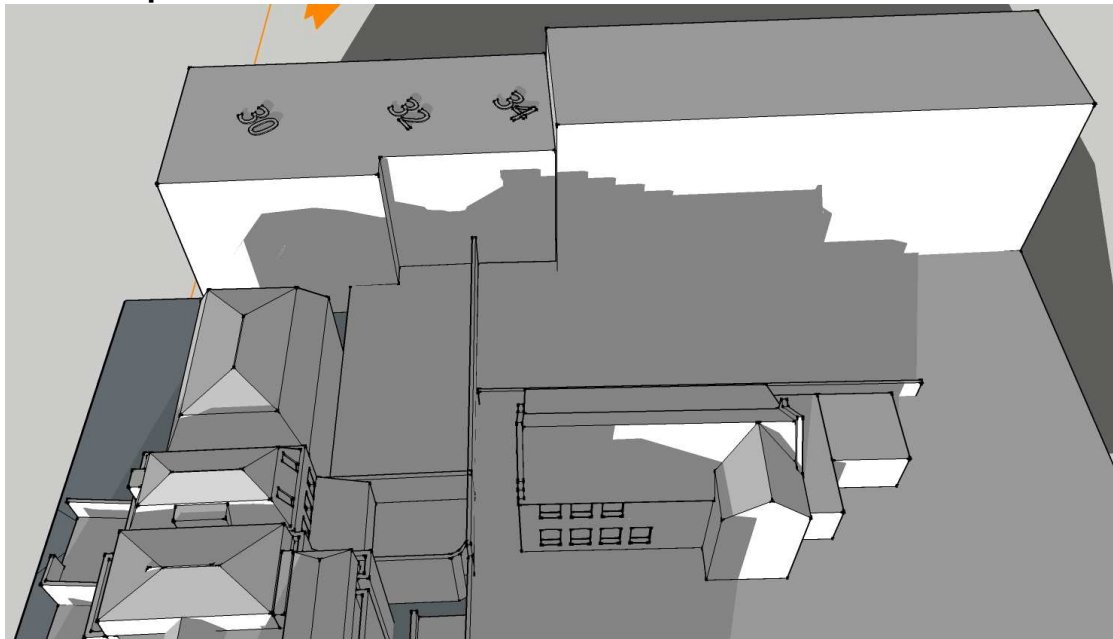


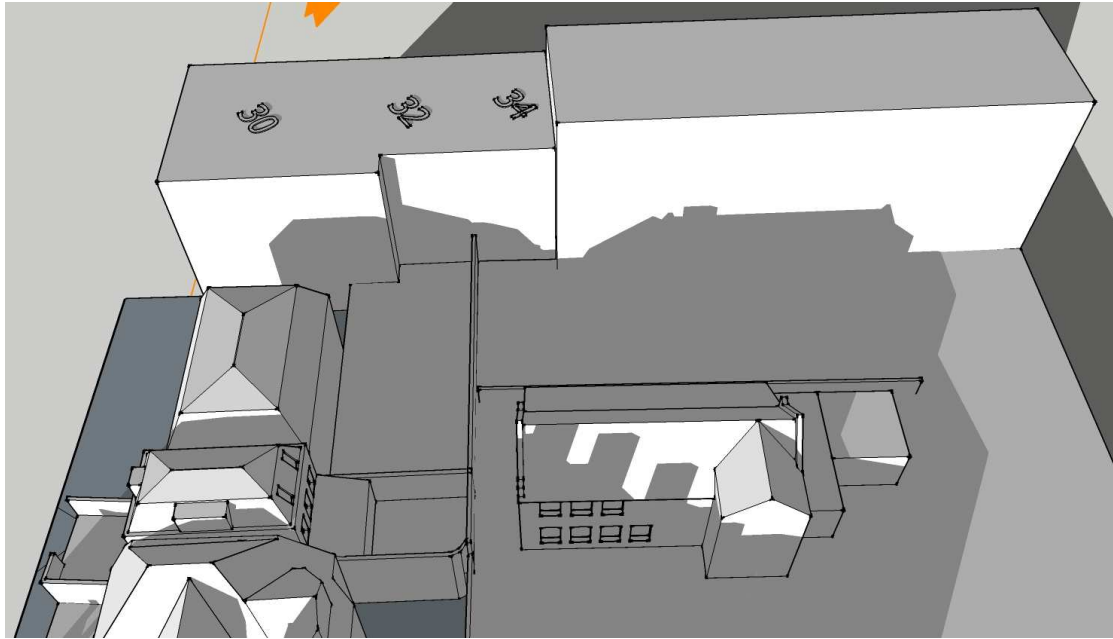
08.00 Existing
08.00 Proposed



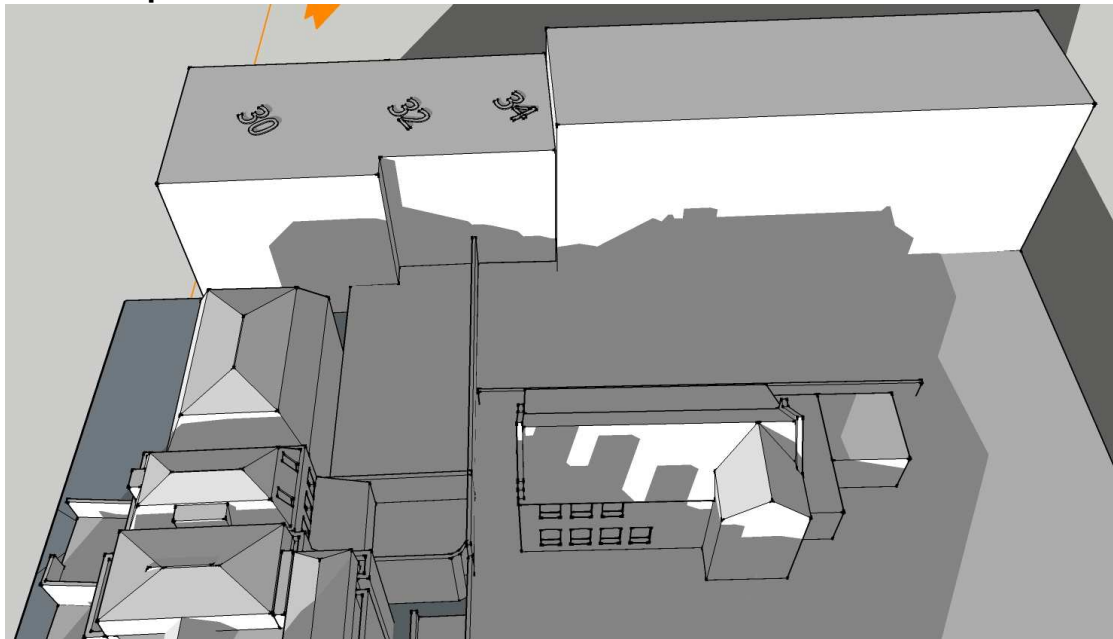


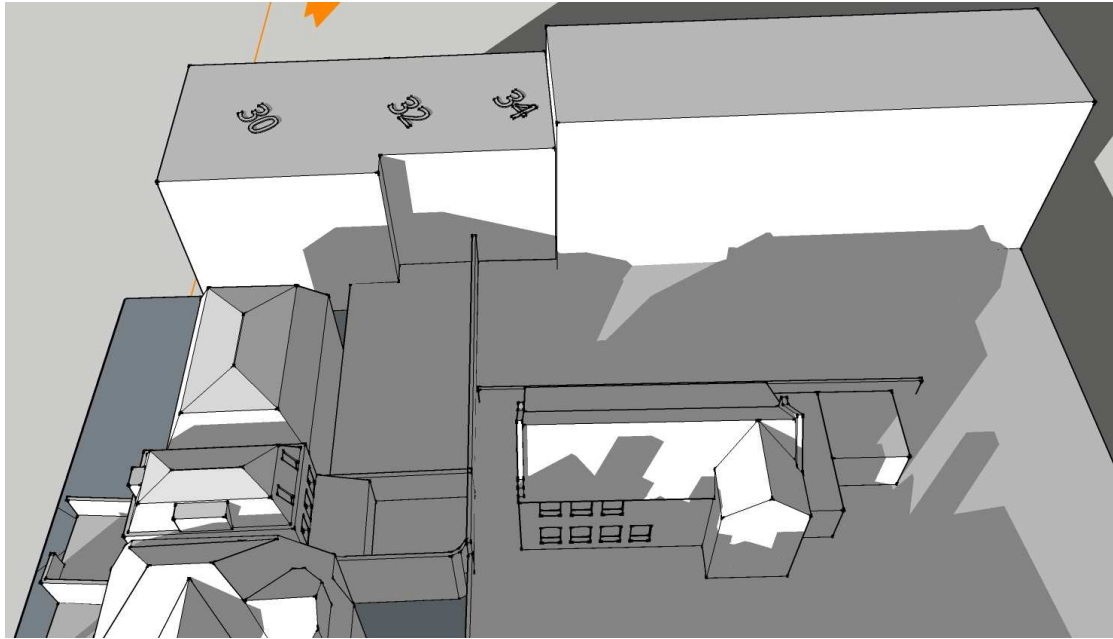
09.00 Existing
09.00 Proposed



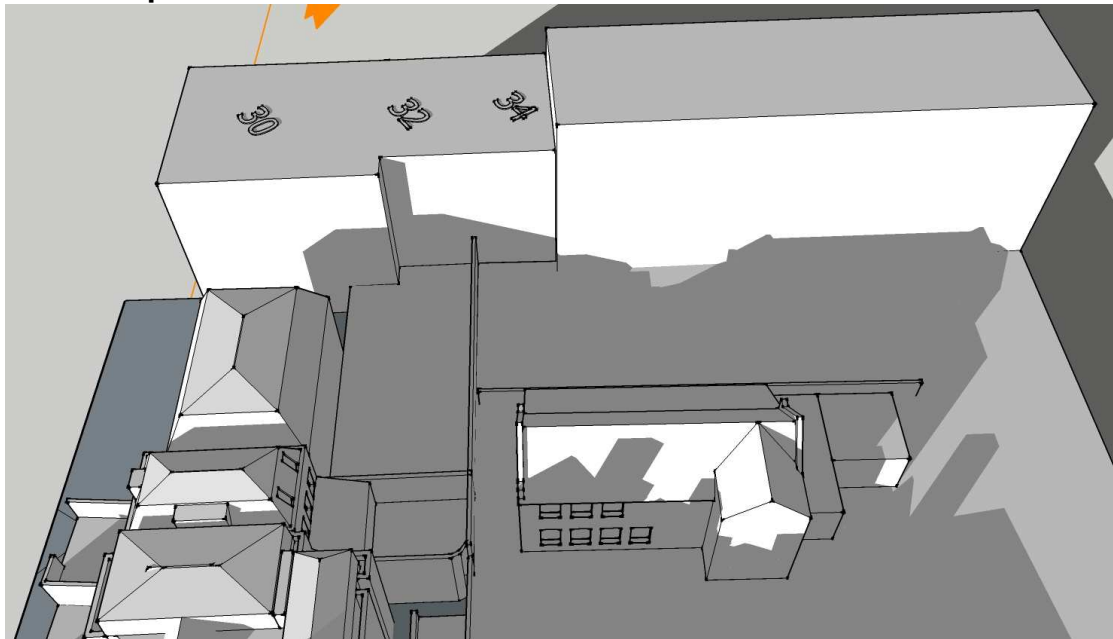


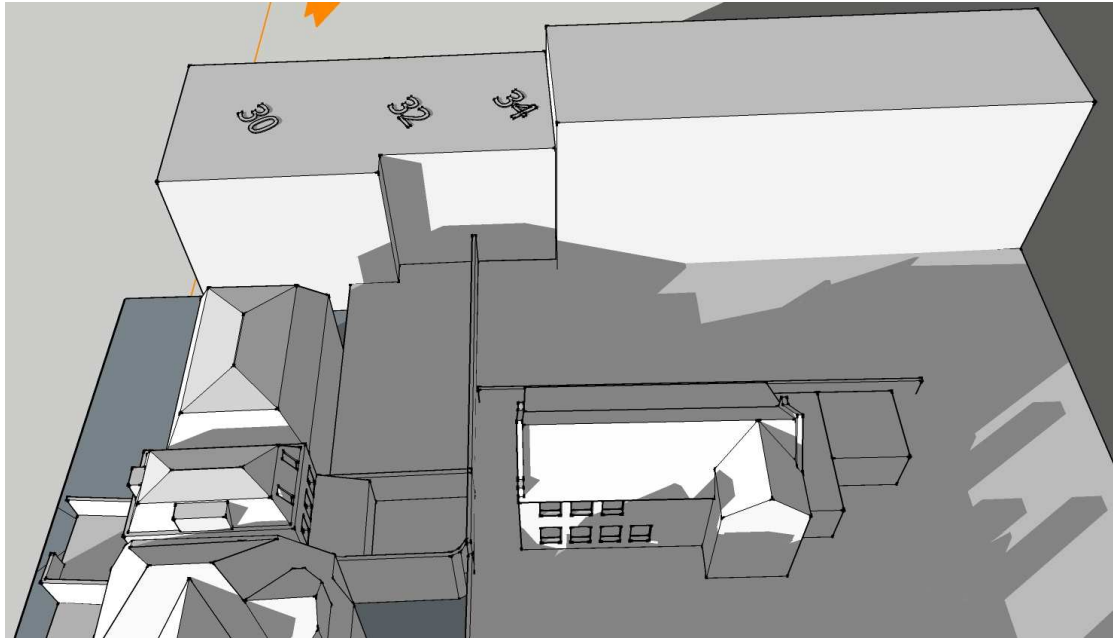
10.00 Existing
10.00 Proposed



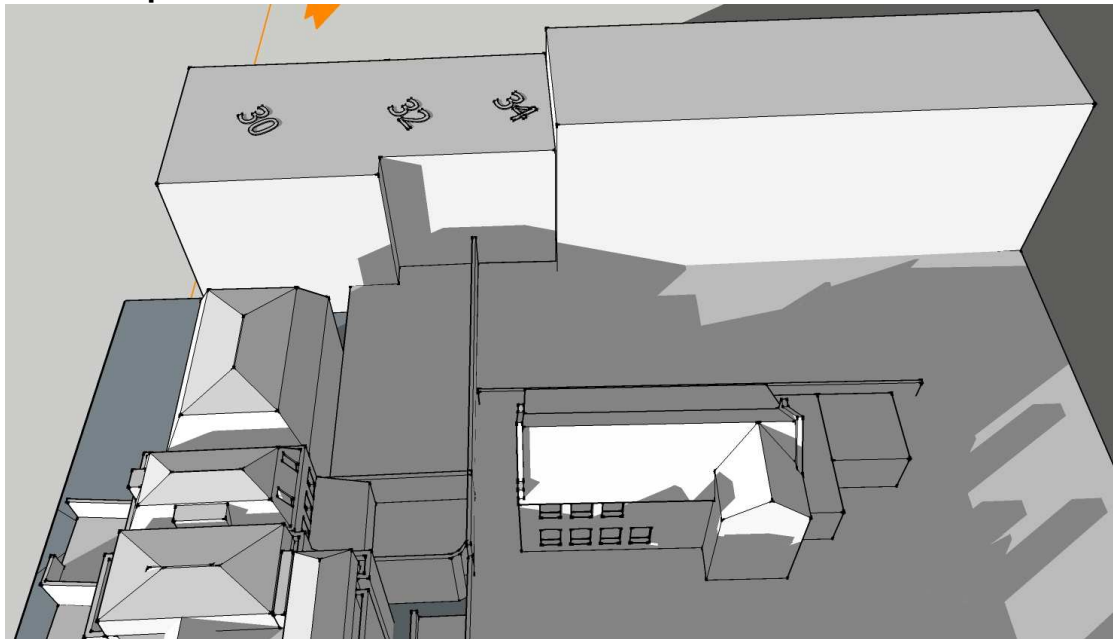


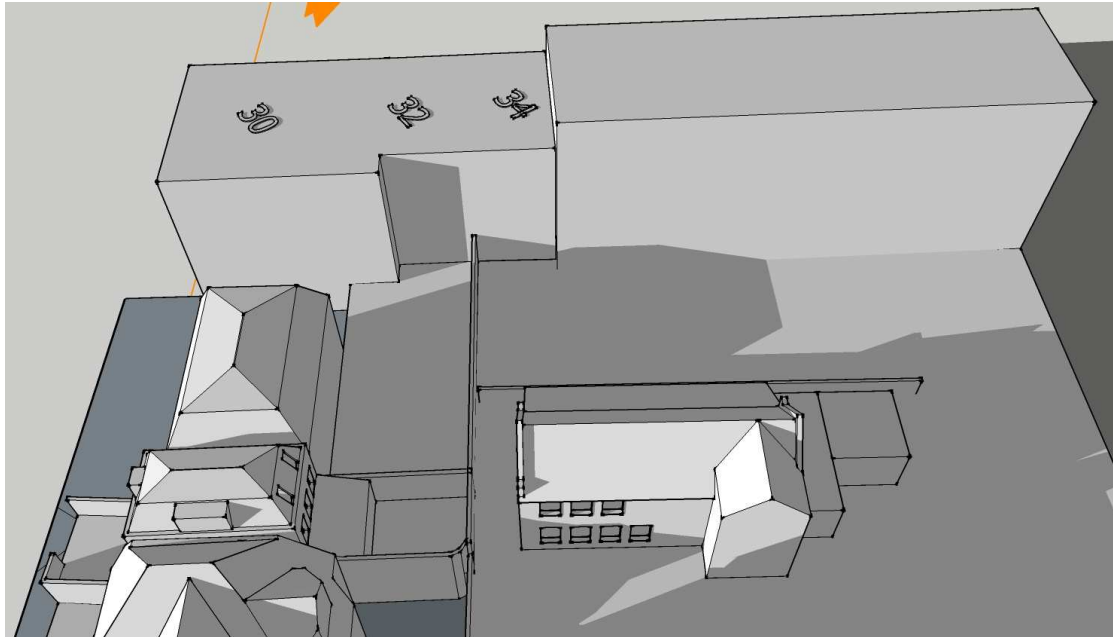
11.00 Existing
11.00 Proposed



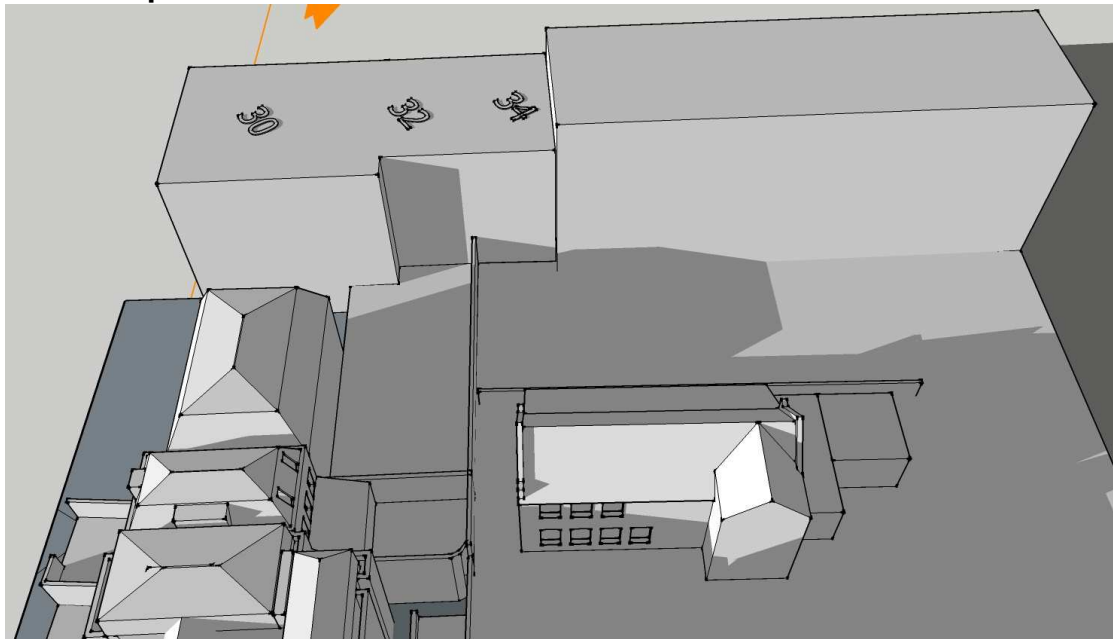


12.00 Existing
12.00 Proposed

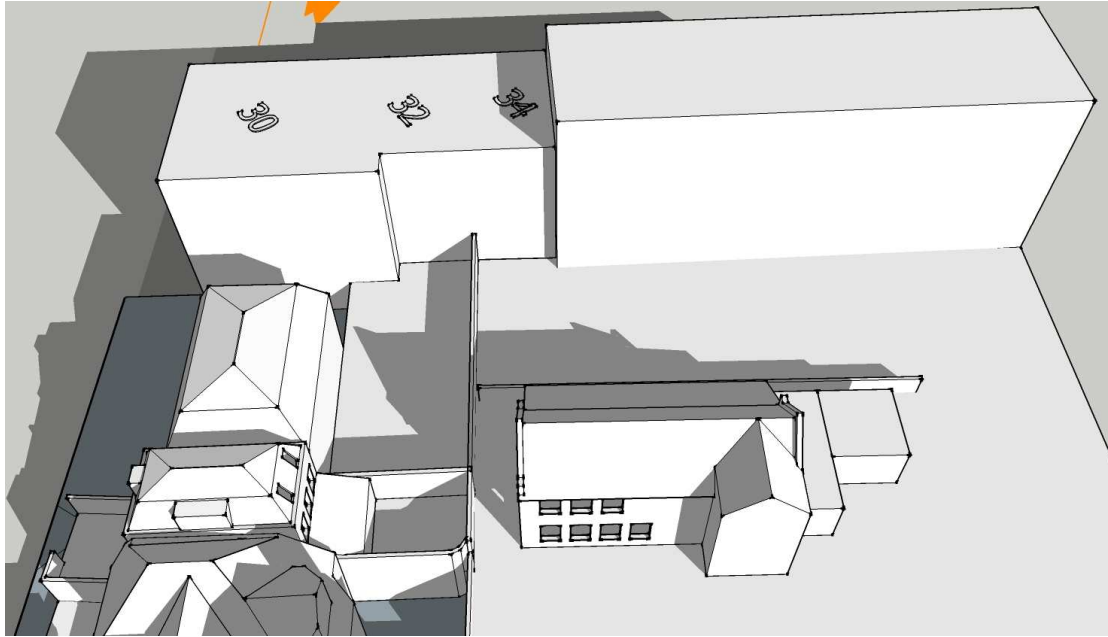




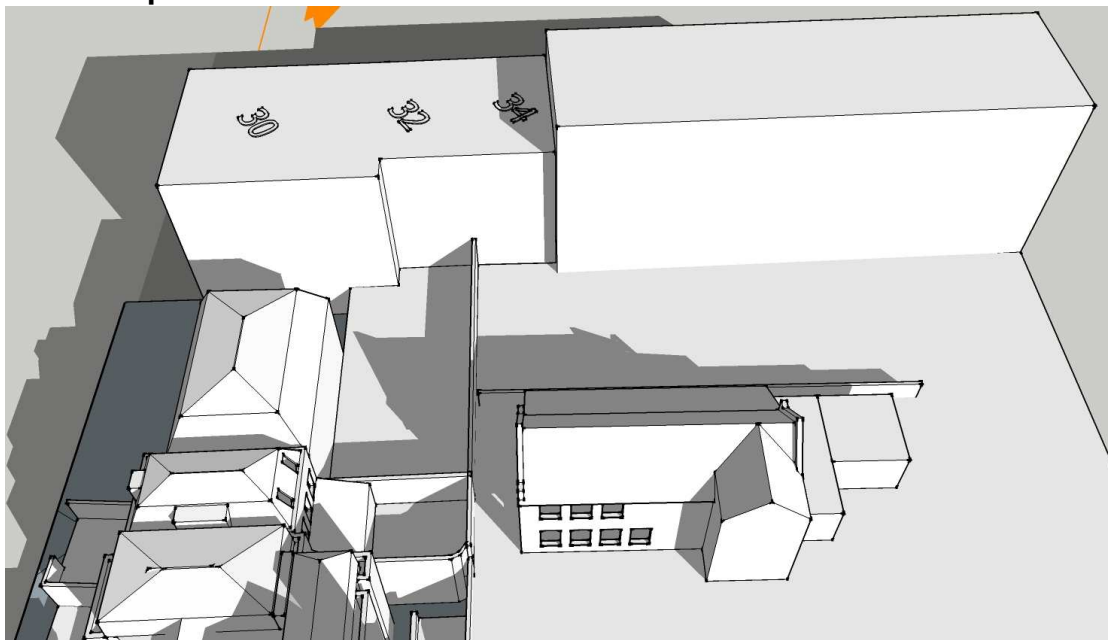
13.00 Existing
13.00 Proposed

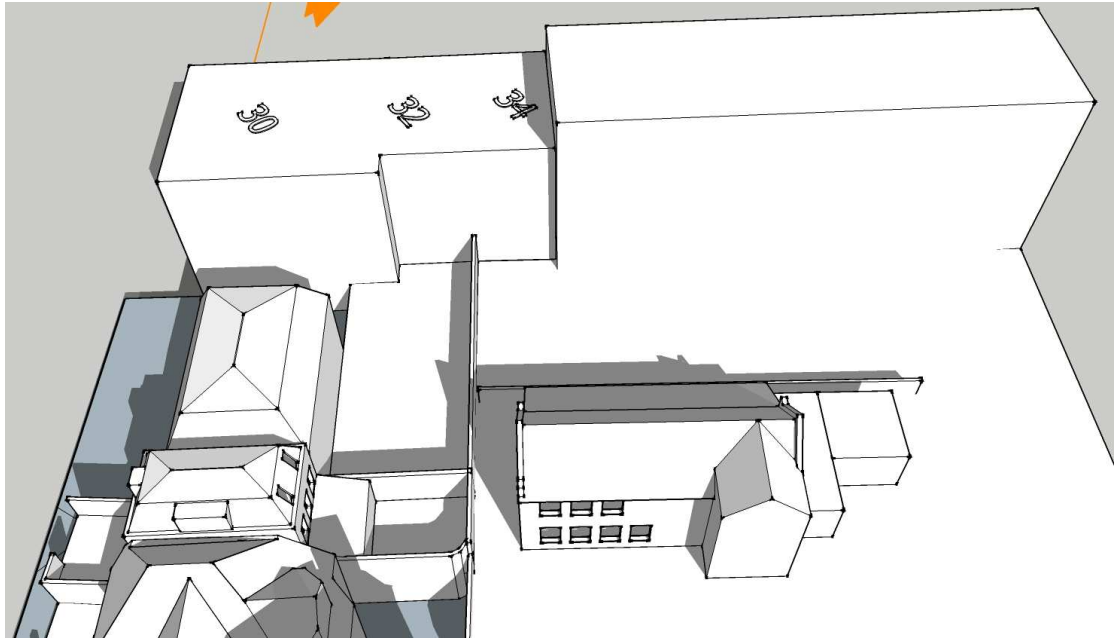


Midsummer's Day

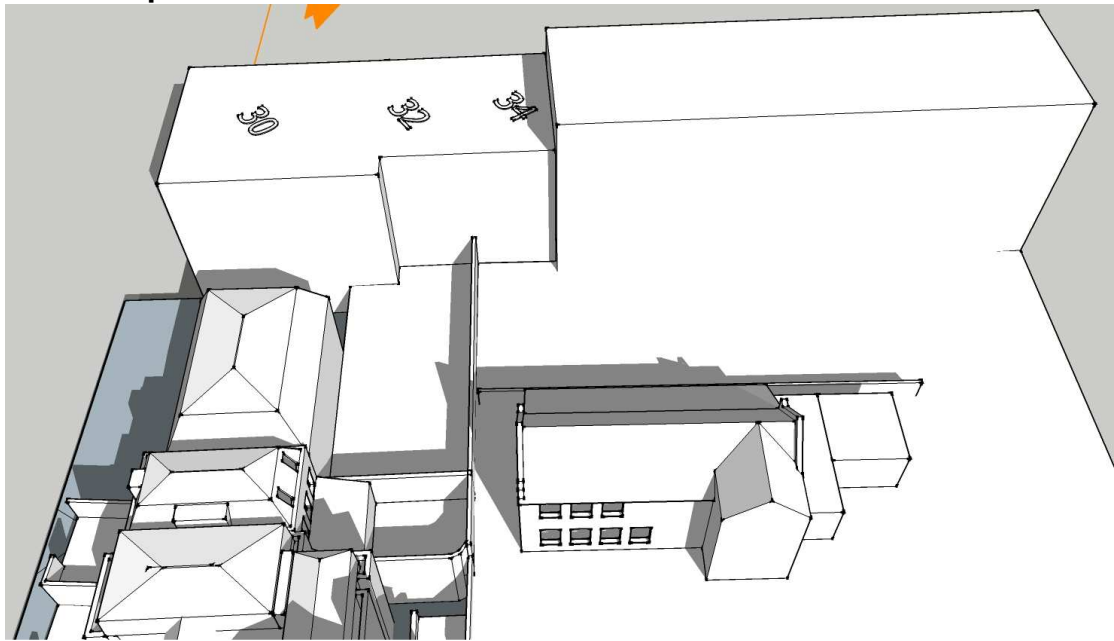


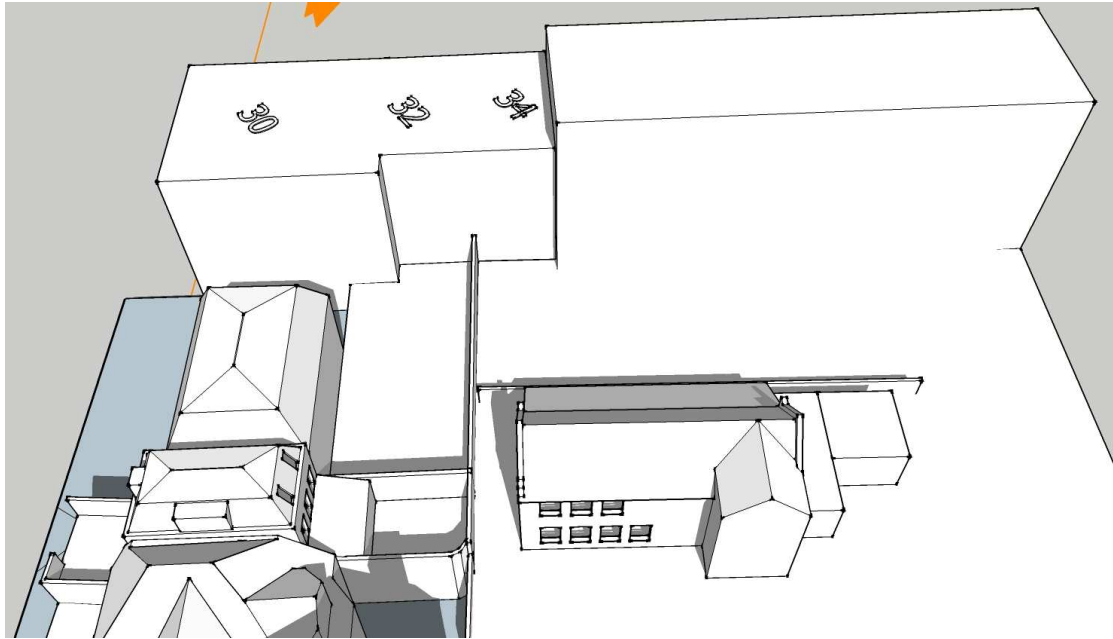
07.00 Existing
07.00 Proposed



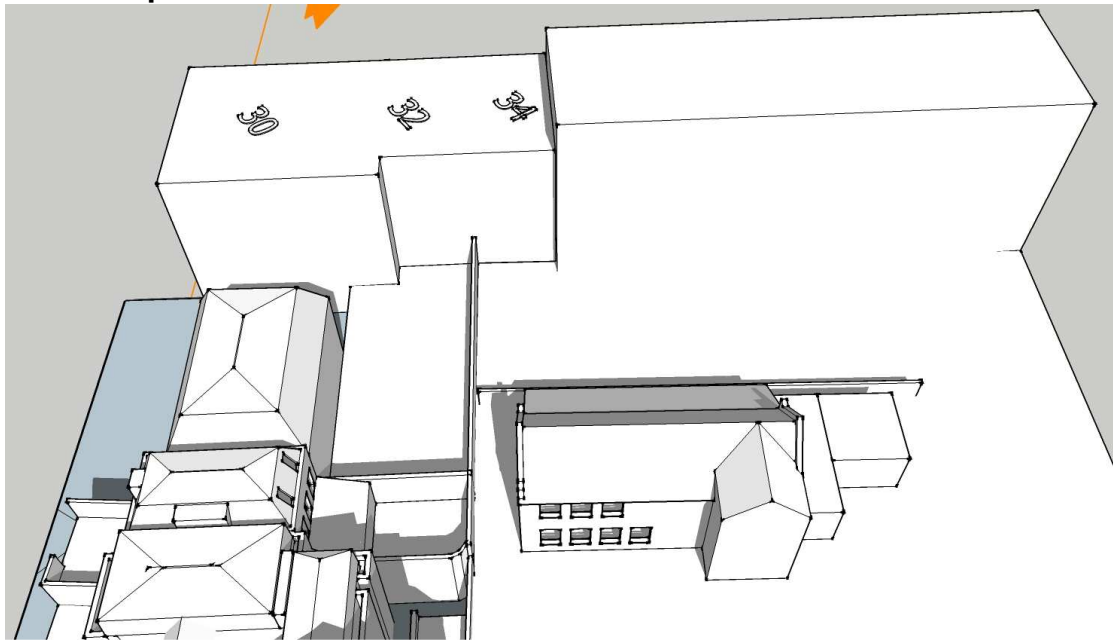


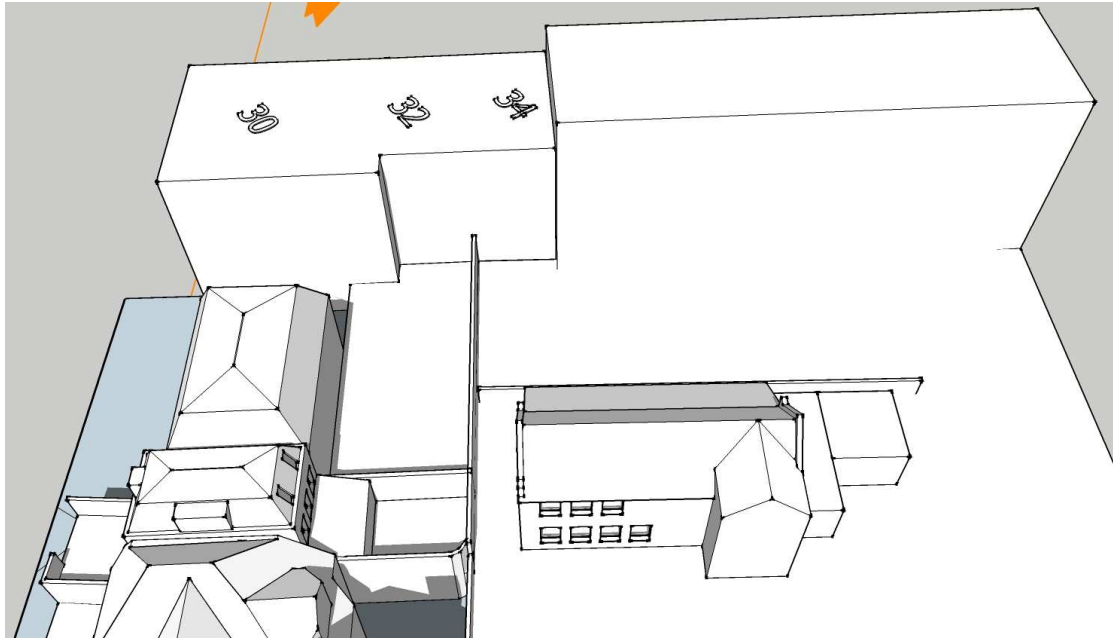
08.00 Existing
08.00 Proposed



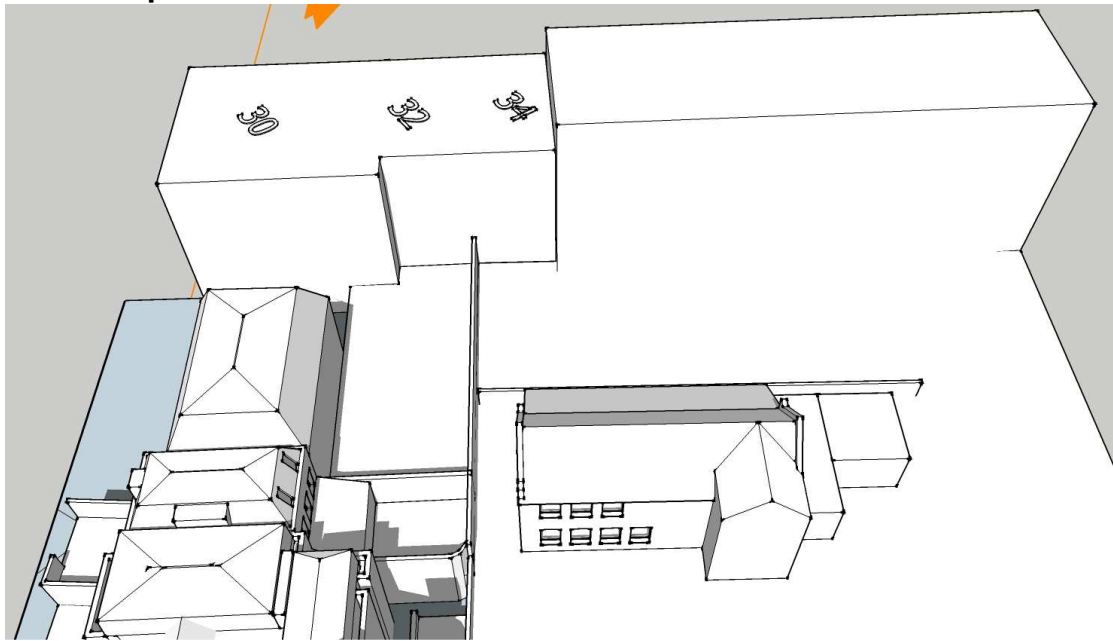


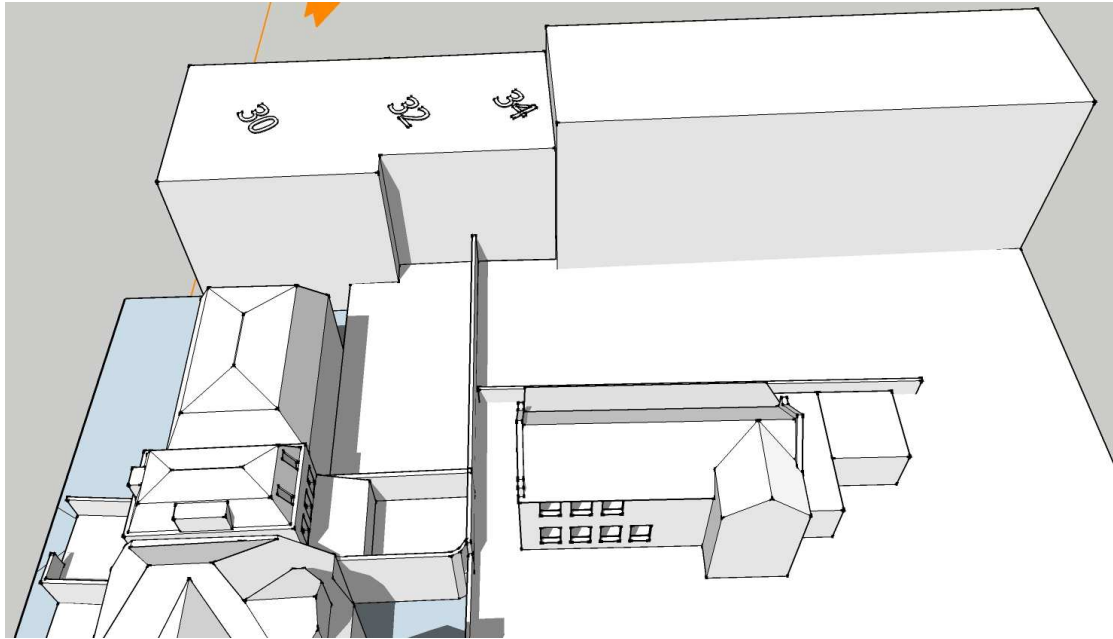
09.00 Existing
09.00 Proposed



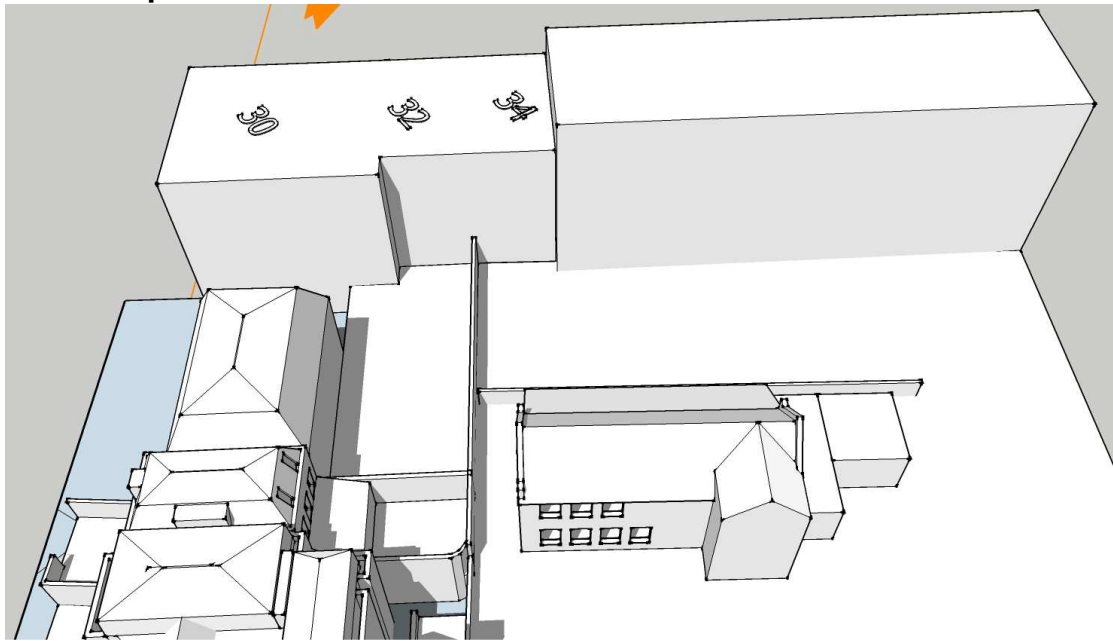


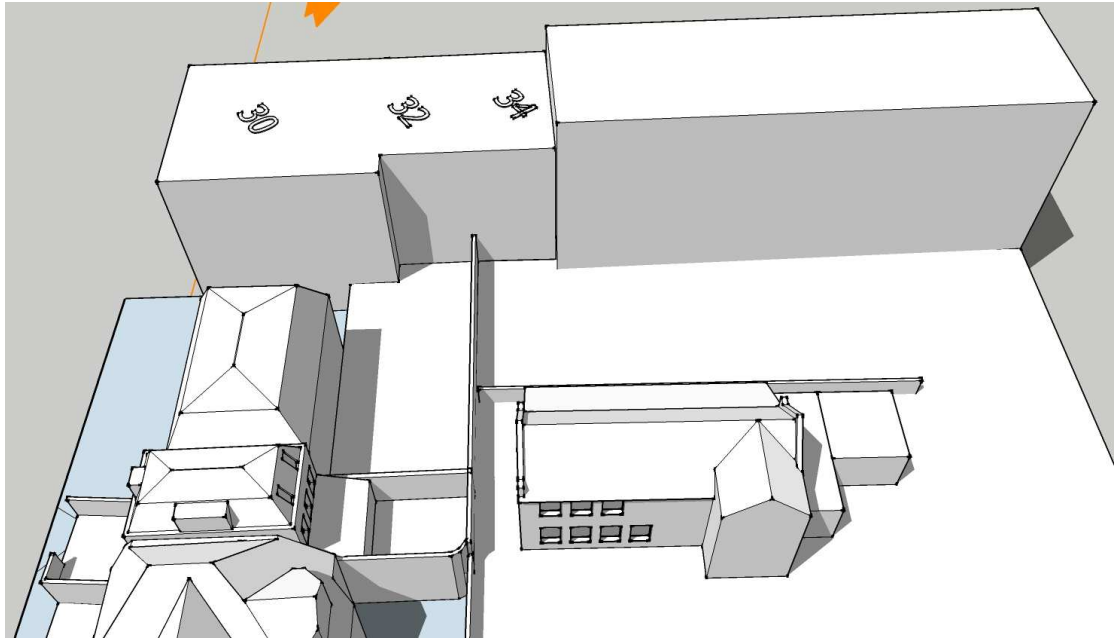
10.00 Existing
10.00 Proposed



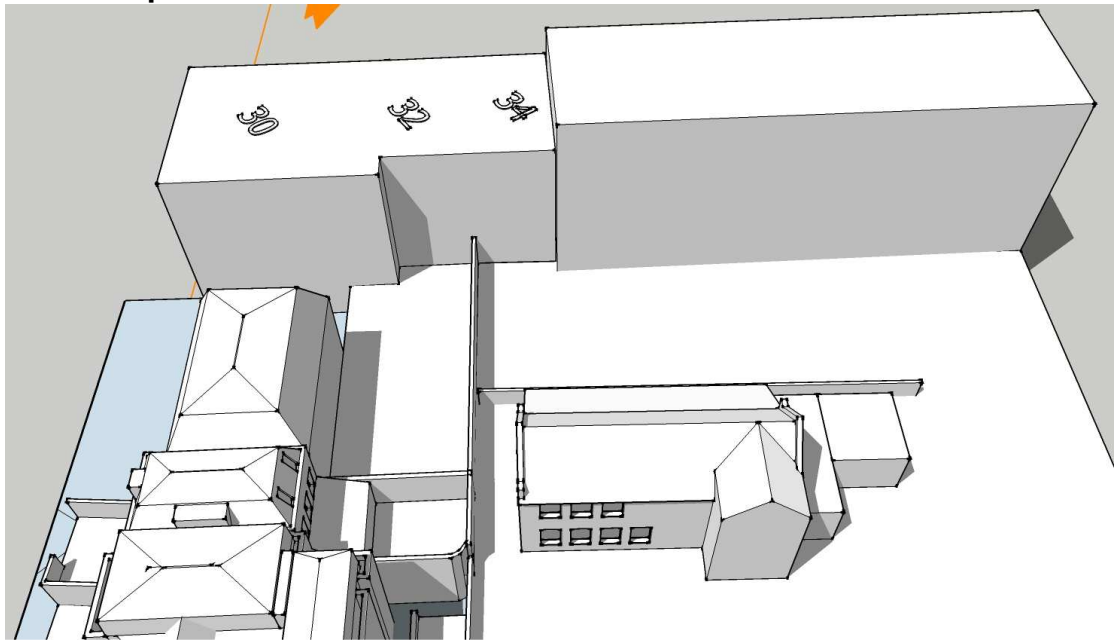


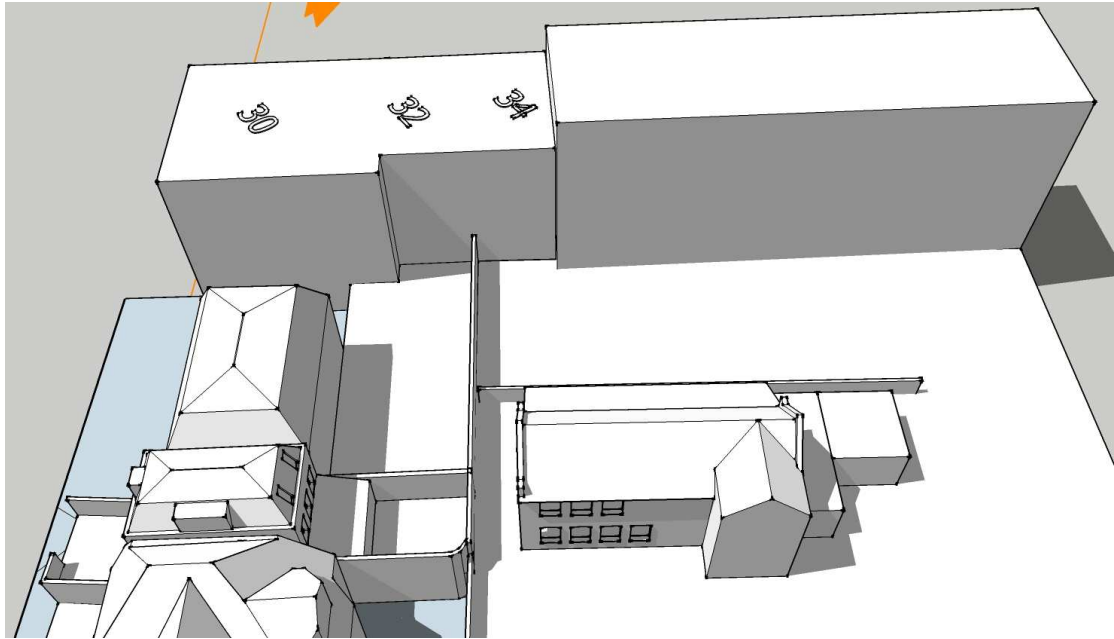
11.00 Existing
11.00 Proposed



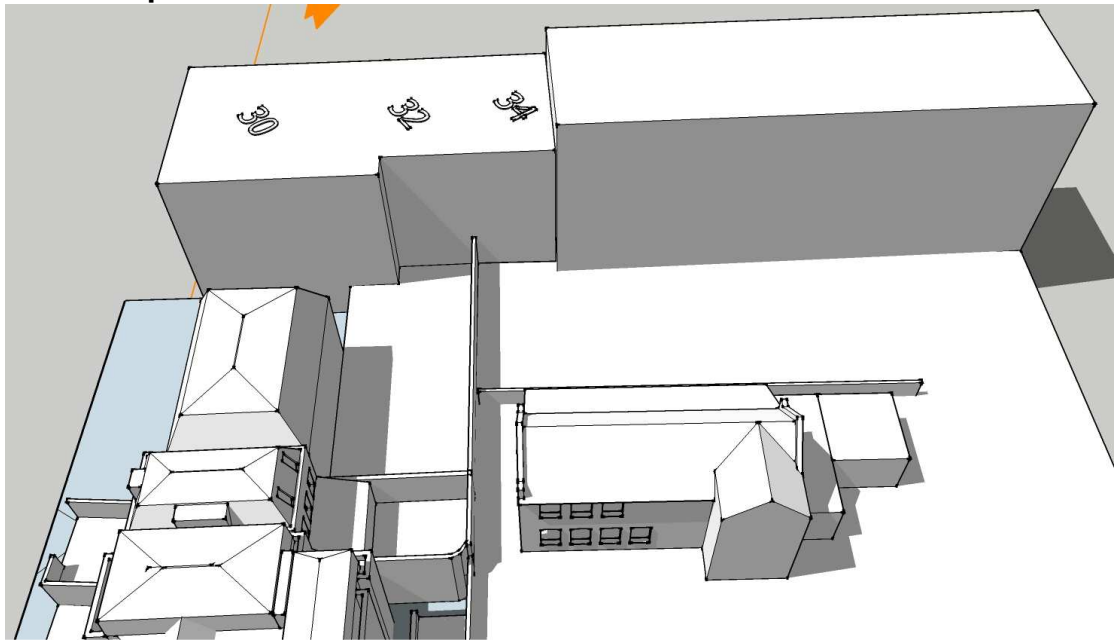


12.00 Existing
12.00 Proposed

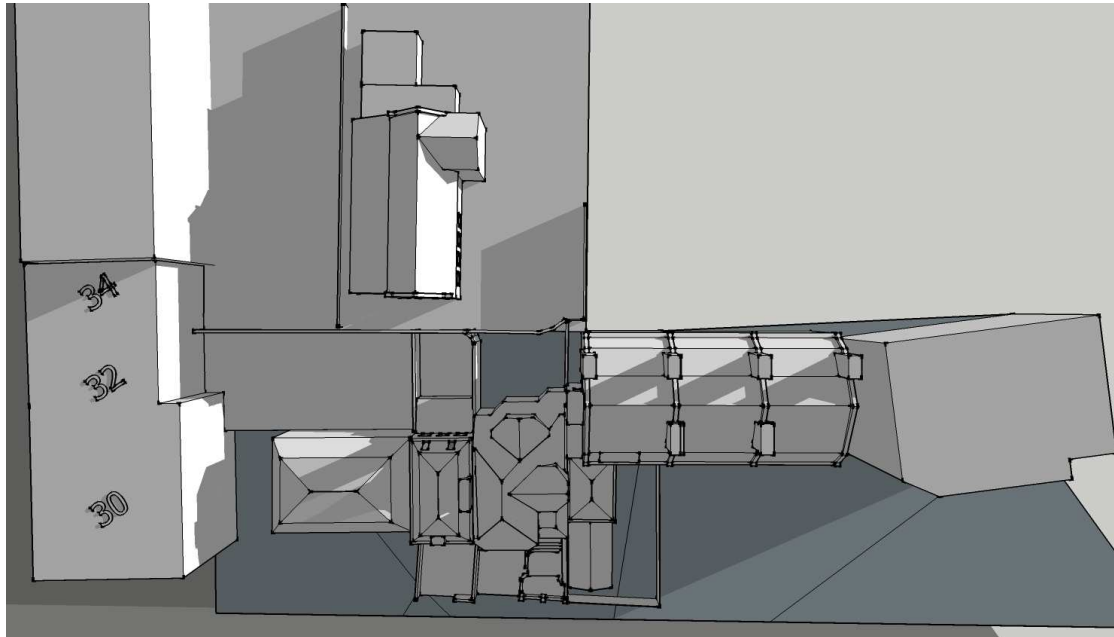




13.00 Existing
13.00 Proposed

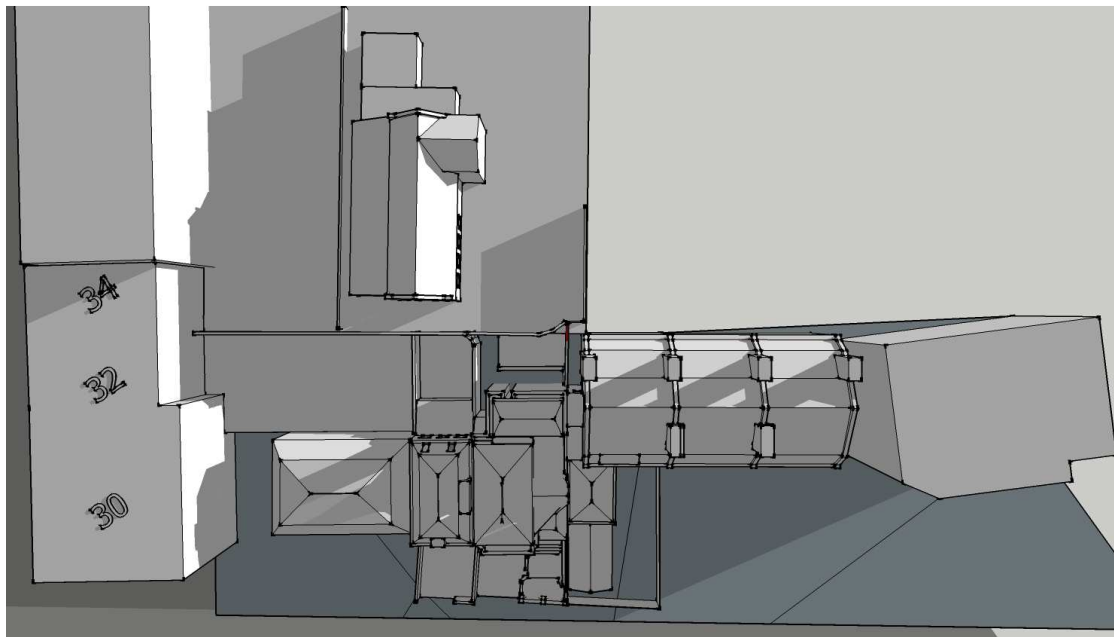


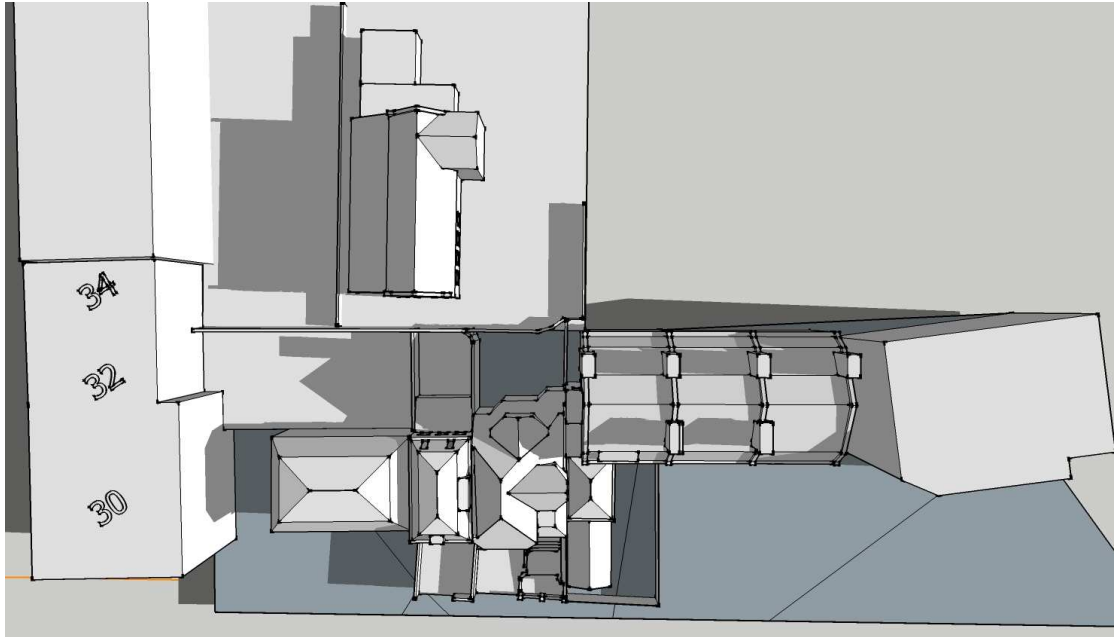
It has been averred that the proposals will have significant effects on the front gardens of 13 and 14 Gainsborough Gardens and the rear gardens of 11, 12 and 13 Gainsborough Gardens. The BRE Guide sets the criterion that the sunlight reaching gardens and other sitting-out areas should not be reduced to less than 2 hours over 50% of the area on the Equinox. We have, therefore, set out a series of shadow diagrams below at two-hourly intervals showing the cast of shadows as existing and as proposed.



07.00 Existing

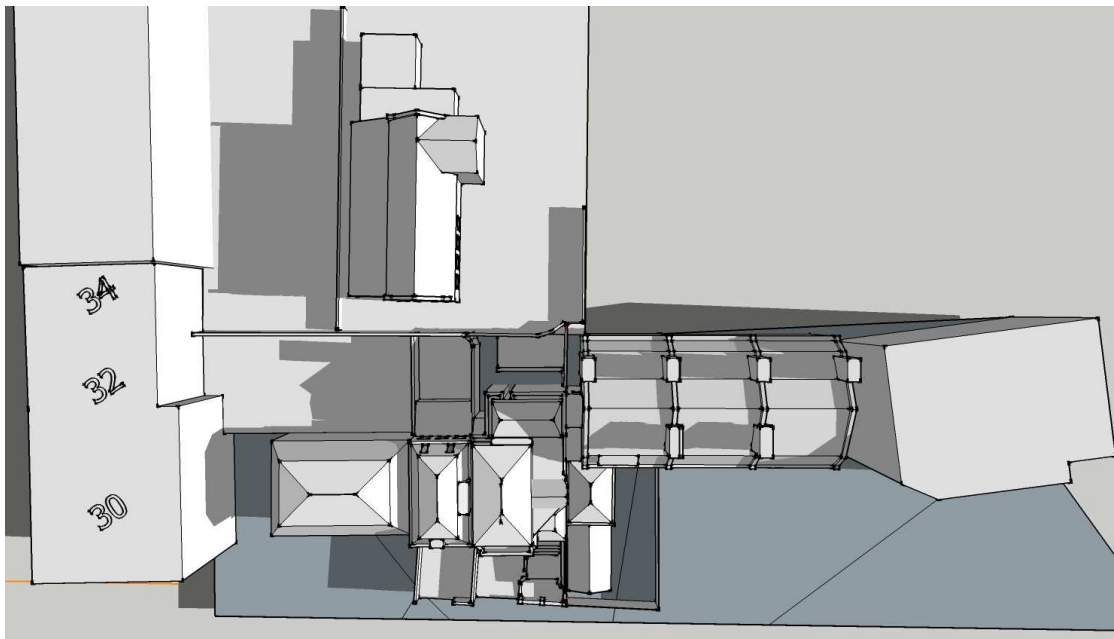
07.00 Proposed

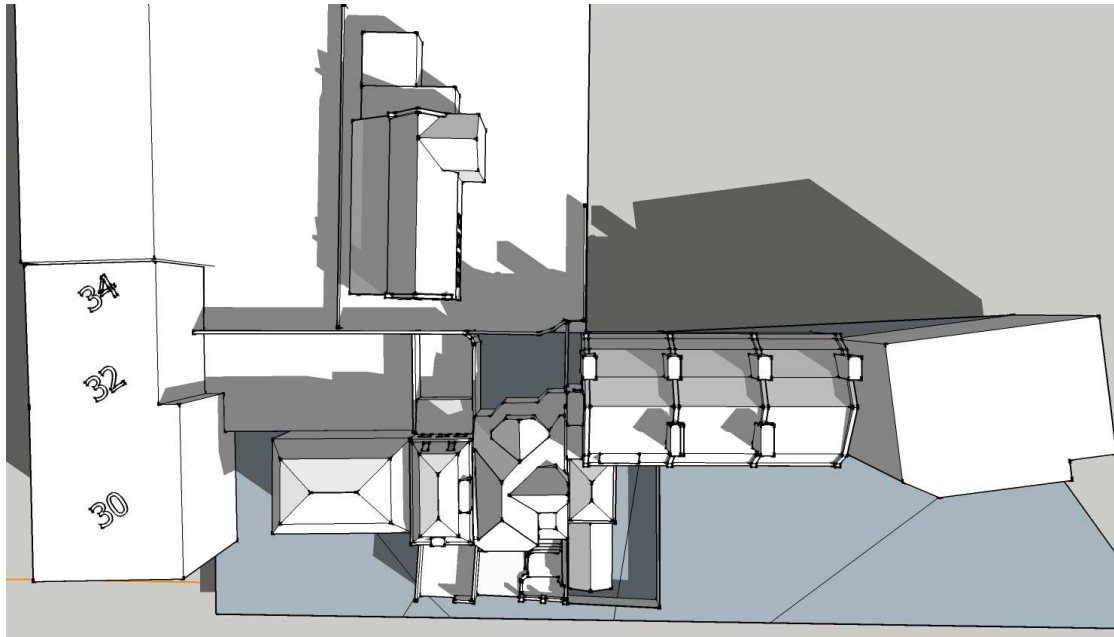




09.00 Existing

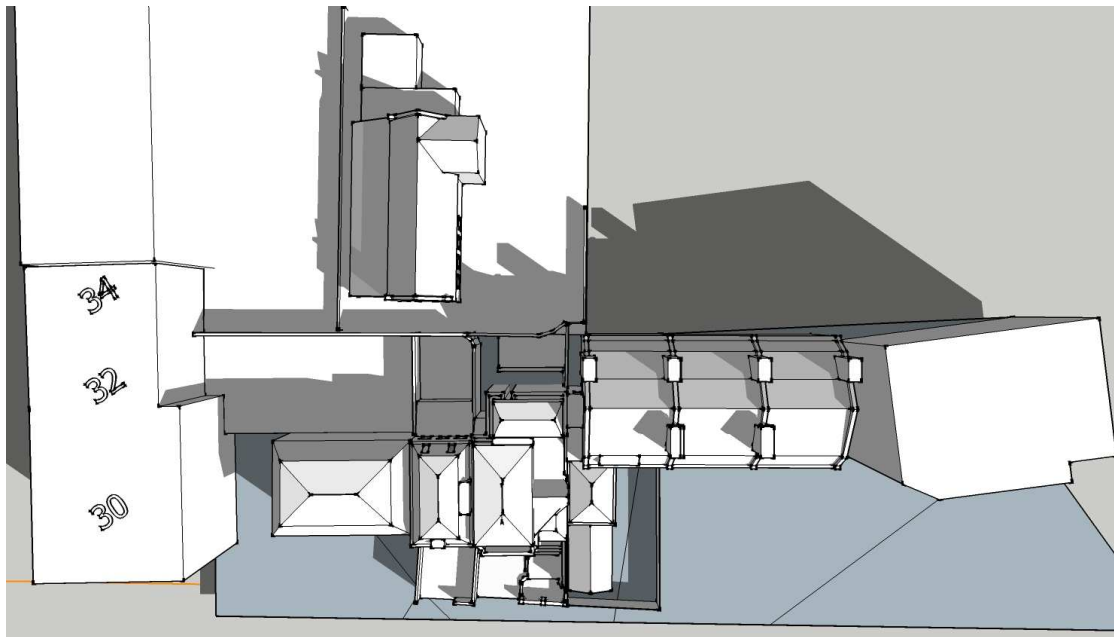
09.00 Proposed

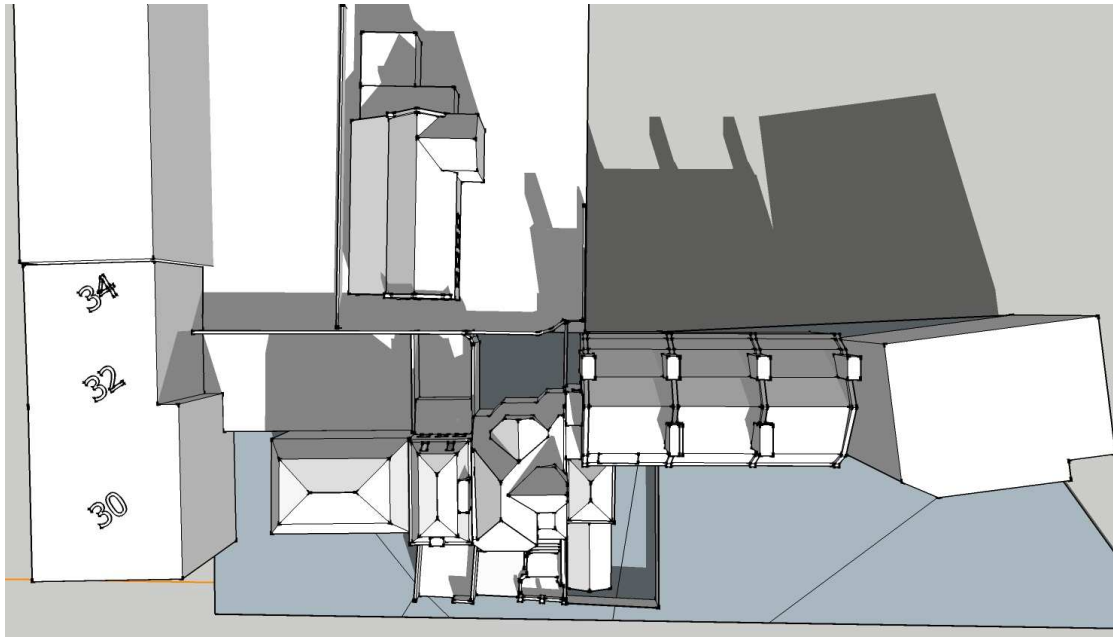




11.00 Existing

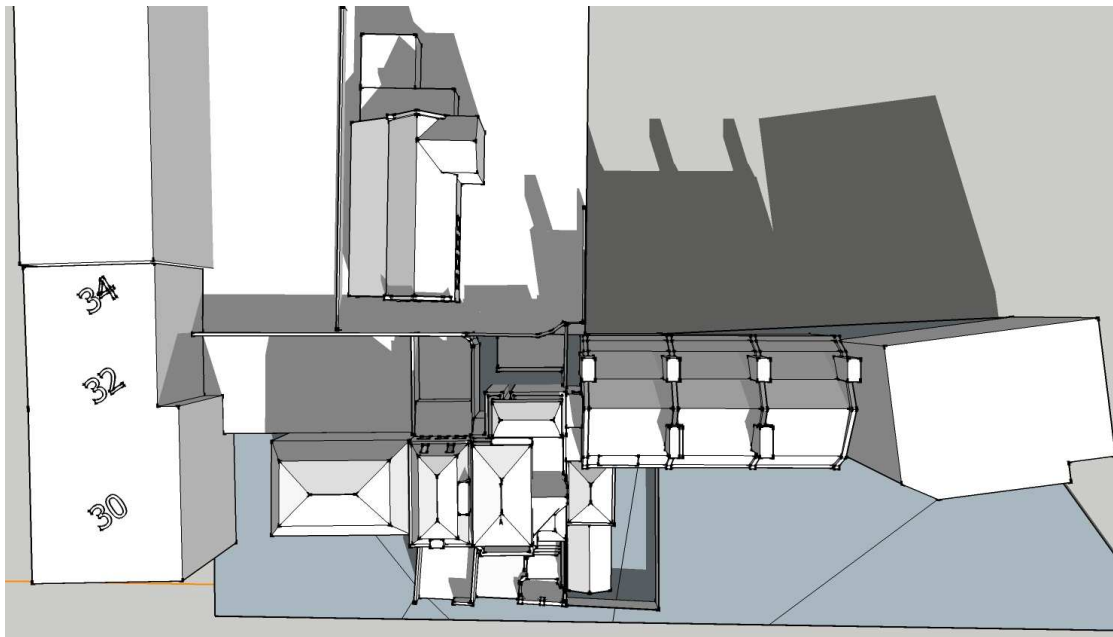
11.00 Proposed

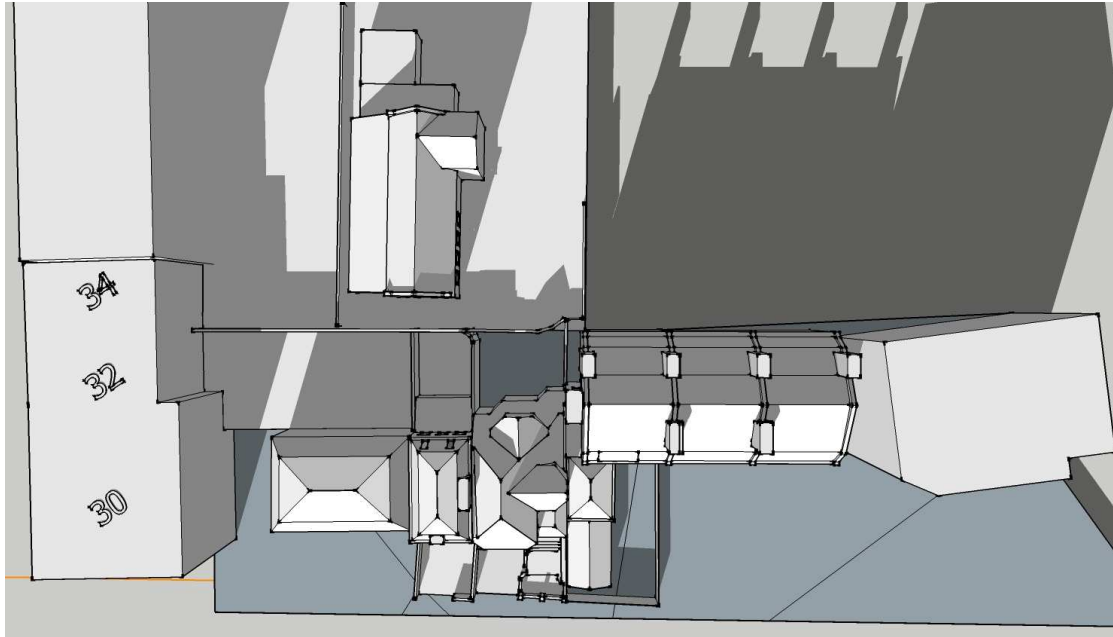




13.00 Existing

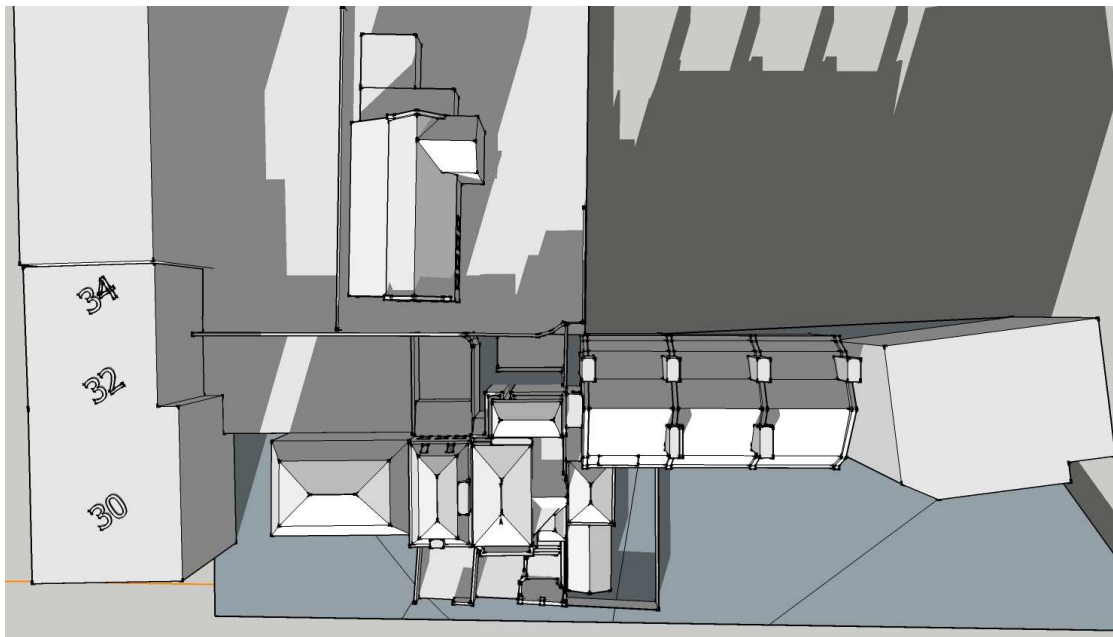
13.00 Proposed

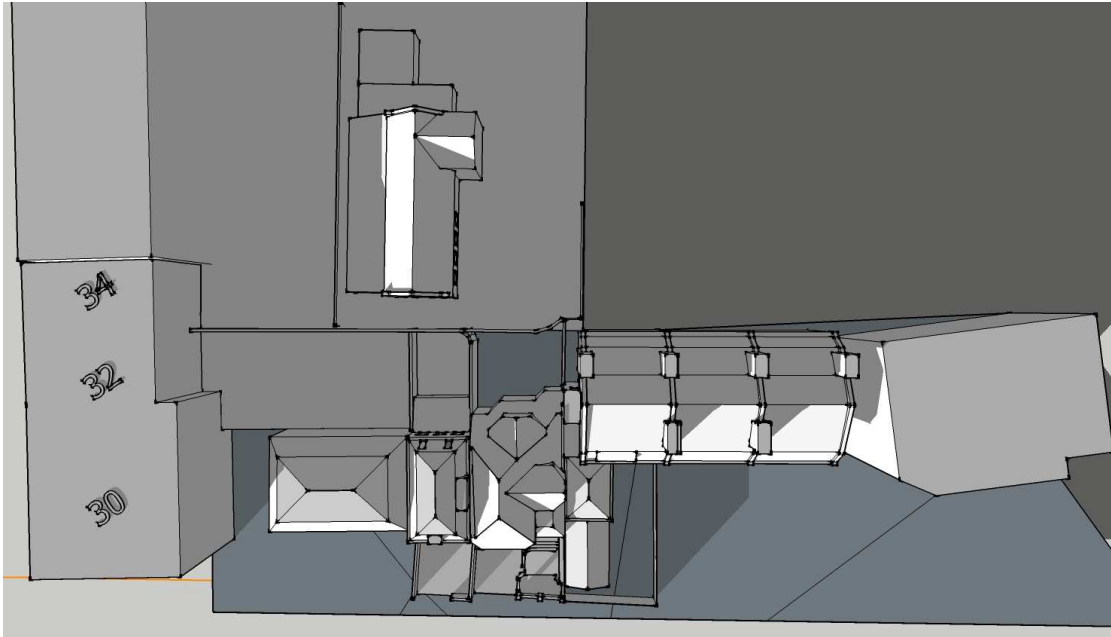




15.00 Existing

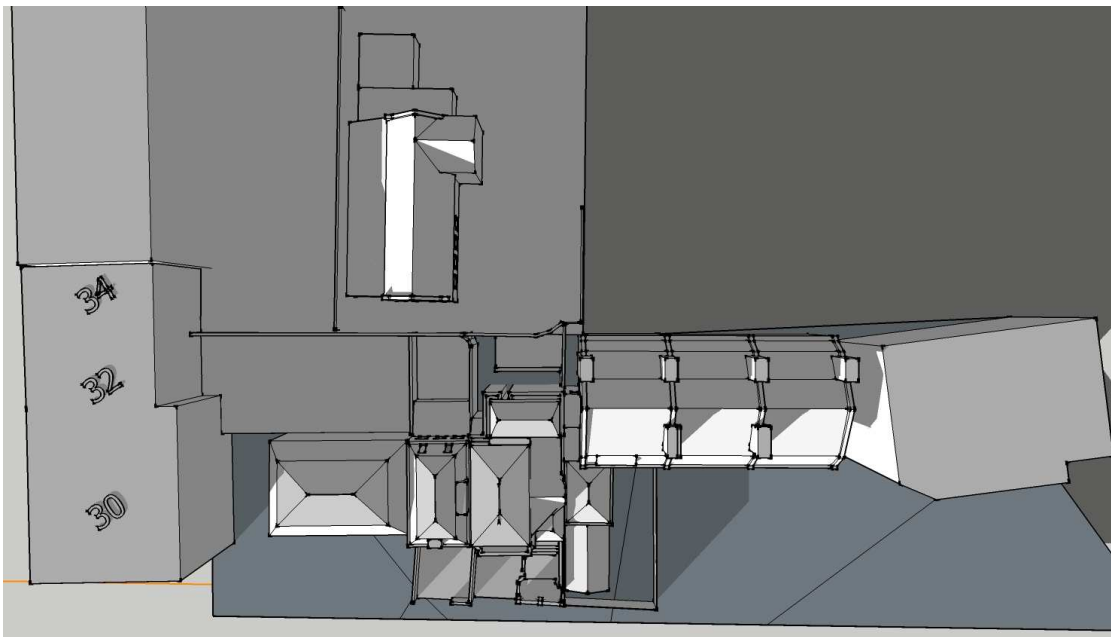
15.00 Proposed





17.00 Existing

17.00 Proposed



As will be seen from this sequence, there is a slight effect on the rear garden of 32 Well Walk at around 09.00 but half of this garden will still retain 2 hours' sunshine on the Equinox. There will also be some additional shadowing in the garden of 14 Gainsborough Gardens but well in excess of 50% of this garden can be seen to benefit from over 2 hours' sunshine. The gardens to 11, 12 and 13 Gainsborough Gardens are completely unaffected by the proposals, even at 17.00 hours. Thus, the proposals do not breach the overshadowing criteria set out in the BRE Guide as alleged or at all.

CONCLUSIONS

We conclude that the points raised by the Case Officer have been raised in error, possibly in response to misguided complaints from surrounding occupiers. In our main report and in this supplemental response to the points raised, we have shown that the proposals will not have the adverse effect complained of.

Schroeders Begg Ltd

November 2014.