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Date 01 December 2014
Our ref 13545/IR/BK/7939104v1
Your ref 2014/2833/P

Dear Jonathan

London Borough of Camden: 51-53 Agar Grove, London NW1 (Planning application ref. 2014/2833/P)

Further to your email of 26 November 2014, we have undertaken additional daylight and sunlight calculations in relation to the above development. As outlined in your email, the daylight and sunlight assessment submitted with the application considered the levels of ambient daylight and sunlight experienced by visible windows serving the neighbouring property at No. 19 St Paul's Crescent. Your email helpfully includes additional information regarding the window positions and room layouts for this property. The following includes supplementary daylight and sunlight analyses for the neighbouring property, based on this information. It should be read in accordance with the original submitted report.

The layout attached to your email demonstrates that the neighbouring property includes three rooms at ground floor level with windows facing the site – a kitchen, study and dining room. All of these rooms are dual aspect and are served by windows facing away from the site which will be largely unaffected by the development. The layout is illustrated at Appendix 1.

The layout provided has enabled us to undertake detailed internal daylight (daylight distribution and average daylight factor) calculations for the three rooms in question based on the methodology and guidance in the BRE guide. We have also re-run the vertical sky component and sunlight availability analyses for the windows serving these rooms. The methodology applied is set out in the original assessment report.

The results of the supplementary daylight and sunlight calculations are attached at Appendices 2-5 of this letter. The results illustrate the following:

- 1 The three rooms assessed within No. 19 St Paul's Crescent will comply fully with the BRE guidance for daylight distribution.
- 2 The rooms will all achieve the BS/BRE guide levels for ADF.



- 3 Each of the rooms assessed is served by at least one window that complies with the guidance for VSC; and,
- 4 Each of these rooms is served by at least one window that complies with the guidance for annual and winter sunlight availability.

The additional calculations therefore demonstrate that the development will not result in any materially unacceptable daylight and sunlight effects on the rooms at ground floor level within No. 19 St Paul's Crescent. The rooms in question are all dual aspect rooms and are served by windows facing away from the site. As such, at least one window serving each room will comply with the BRE guidance for ambient daylight and sunlight availability. Moreover all of the rooms will comply fully with the BRE guidance for internal daylighting, measured in terms of both daylight distribution and ADF.

NLP's original daylight and sunlight assessment concluded that the development will not result in any materially unacceptable effects on the natural light conditions experienced by neighbouring properties. The results of this supplementary analysis corroborate, and, in fact, strengthens, these conclusions.

I trust this letter and the appendices provide sufficient clarification on this matter. Please contact me with any further queries.

Yours sincerely

Ben Kelway

Ben Kelway
Planning Director