

Our ref: MC/KW/ROL6842

Malcolm Last
Chassay + Last Architects
Berkeley Works
Berkeley Grove
London NW1 8XY

19th February 2015

Dear Malcolm

**Re: (ROL6842) Proposed Redevelopment at 140-146 Camden Street, London NW1 9PF –
Daylight Within**

I write further to the daylight/sunlight report dated 9 December 2014, which was provided as part of the planning application. There have been further changes to the proposal, of particular note is that Block A has been reduced in height so that the AOD level is 38.33m and the bay closest to the listed building has had the enclosure to the terrace removed.

We have re-run the assessments to 1a Bonny Street as the removal of the enclosure on the terrace and height reduction of Block A will improve daylight and sunlight levels. 1b Bonny Street fully adhered to the BRE guidelines, so no further assessments were undertaken to this property.

The VSC levels to the ground floor windows will improve with the kitchen window increasing from 0.72 to 0.75 ratio reduction. The living room windows increase from 0.77/0.79 to 0.79/0.81 ratio reduction. The first and second floor level windows all passed previously, but will have better results following these changes.

The Daylight Distribution assessment showed all rooms adhering to the BRE guidelines, so again the reductions in massing will improve on these results.

The sunlight assessments show improvements both to the winter sunlight levels and the annual sunlight levels. The kitchen window will increase from 39% APSH, of which 1% are in winter months to 42% APSH, of which 3% are in winter months. The living room windows adhered previously and will see increases of 1% APSH in the winter and annual sunlight results.

In conclusion, the results show improvements to the daylight and sunlight levels to 1a Bonny Street. The daylight and sunlight results stated in the 9 December report were considered acceptable, but these alterations have further increased the daylight and sunlight levels.

I trust the above is clear, but if you have any questions regarding this please do not hesitate in contacting me.

Yours sincerely

A handwritten signature in blue ink that reads "M. Craske". The signature is written in a cursive style with a large, stylized "M" and a long, sweeping underline.

Matthew Craske