

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW

TEL 0800 197 4836

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

By Email
London Borough of Camden
Town Hall
Judd Street
London

25th June 2015

Dear Mr A McDougall,

**Application Reference No. 2014/7851/P
Proposed Development at 79 Fitzjohn's Avenue, London.
Impact upon 77a Fitzjohn's Avenue and 7 Ellerdale Road.**

We write today on behalf of our clients, Dr Lipman and Mr Worrall who own the above properties neighbouring the proposed development site. We have been contacted by our clients after concerns were raised that the proposed development could infringe on the daylight and sunlight currently enjoyed by their properties.

We understand that eb7 surveyors have undertaken a daylight and sunlight study which suggests that no. 77a Fitzjohn's Avenue will suffer no material reduction of daylight. However, we understand from our client, Dr Lipman, that no visit was arranged to his property. For this reason we have yet to confirm whether the analysis undertaken in respect of no. 77a is indeed accurate.

We have also been contacted by no. 7 Ellerdale Road who is concerned that there will be overshadowing to his garden and patio area.

Following our clients' concerns we have contacted eb7 directly in order to request the properties are considered. Whilst eb7 have indicated that consideration should be given to the properties, no date for a site visit has yet been arranged.

For this reason, we request that no decision is made on the application until our clients' concerns have been addressed.

Whilst we appreciate that rights of light is not a material planning consideration, it is useful to assess the risk of any potential civil claim from the outset and eliminate any future costs which could be incurred defending a claim. Therefore, we strongly advocate that the right of light issue is also addressed during the planning stage

In summary, we would request that no decision on the application is made until our clients' concerns have been addressed and their properties considered.

Please could you acknowledge receipt of this letter and revert back to me with your comments. Should you wish to discuss any aspect please do not hesitate to contact me directly on 07939 319396 or via email at shirley.ellis@right-of-light.co.uk

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in cursive script that reads "S. Ellis". The signature is written in a dark ink and is positioned above the printed name.

Shirley Ellis LLB (Hons)
Right of Light Consultant

