



DIXON PAYNE

M. Evans Esq.
Martin Evans Architects
18 Charlotte Road
London EC2A 3PB

Date: Thursday, October 30, 2014
Our ref: rs/ROL.14/1

- Dear Martin

**LAND AT R/O 101 BRECKNOCK ROAD
DAYLIGHT/SUNLIGHT REPORT**

Further to the instructions of our mutual Client, I would like to confirm my advice with regard to daylight and sunlight having regard to the Planning Policies of the *London Borough of Camden*. I have been asked to consider the effect of the proposed new houses on the existing Leighton Public House - having regard to the e-mail received from Angela Ryan dated August 28, 2014 in respect of Application Reference 2014/5401/P, the effect of the proposed houses against the adjoining residential properties, the effect of the proposed alterations to Leighton House against the adjoining residential properties, and that the proposed houses receive adequate daylight and sunlight.

The conclusions from the analysis undertaken is that both schemes comply with the relevant Planning Policies of the *London Borough of Camden* whether considered individually or cumulatively.

The policies I have assessed the proposals against are as stated in the *Local Development Framework*, but specifically I have considered the following:-

DP26 – Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.*

We will also require developments to provide

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) facilities for the storage, recycling and disposal of waste;*
- j) facilities for bicycle storage; and*
- k) outdoor space for private or communal amenity space, wherever practical.*

DIXON PAYNE P CHARTERED BUILDING SURVEYORS
8 PALEWELL PARK LONDON SW14 8JG P Tel : (020) 8392 2814 Fax : (020) 8255 4082

TIM PAYNE *BSc DipBldgCons MRICS* ■ RICHARD STAIG *BSc MRICS*
REGULATED BY RICS

26.2 Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. When assessing proposals the Council will take account the considerations set out in policy DP26. The Council Camden Planning Guidance supplementary document contains detailed guidance on the elements of amenity.

Visual privacy, overlooking overshadowing outlook, sunlight and daylight

26.3 A development impact on visual privacy, overlooking overshadowing outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991).

Camden Planning Guidance Amenity CPG6

KEY MESSAGES:

- *We expect all buildings to receive adequate daylight and sunlight.*
- *Daylight and sunlight reports will be required where there is potential to reduce existing levels of daylight and sunlight.*
- *We will base our considerations on the Average Daylight Factor and Vertical Sky Component.*

WHAT DOES THE COUNCIL REQUIRE?

The Council will require a daylight and sunlight report to accompany planning applications for development that has the potential to reduce levels of daylight and sunlight on existing and future occupiers, near to and within the proposal site.

Daylight and sunlight reports should also demonstrate how you have taken into consideration the guidance contained in the BRE document on passive solar design; and have optimised solar gain. Please refer to the BRE guidance on daylight and sunlight.

Following the publication of the information paper entitled "*Site Layout planning for daylight and sunlight: A guide to good practice*" by the BRE in 1991, the assessment of daylight and sunlight has been generally carried out in accordance with the criteria set by this publication and which is generally taken to be the accepted basis for such assessment and adopted by most Planning Authorities. This publication has been superseded by the *Second Edition* issued October 2011.

The *Second Edition 2011* Report does give numerical guidelines, but recommends that these should be interpreted flexibly because natural lighting is only one of a number of factors in site layout design. In special circumstances a planning authority may wish to use different target values.

Insofar as compliance with *DP26* is concerned, the *Second Edition 2011* states that assessments should be undertaken for habitable rooms that include living rooms, dining rooms and kitchens. Windows to bathrooms, toilets, storerooms and circulation areas need not be analysed. If at the centre of a window the *VSC* is greater than 27% of the visible dome then enough skylight should be reaching the window. To put this into terms more readily understood, when looking at the sky dome within an open field you would be able to see 39.6% of the total sky dome.

This said, a *VSC* of 27% is the ideal, but in most urban situations unlikely to be achieved. The BRE Guidance states, however, that if the *VSC* is below 27%, and as long as any reduction is within 0.8 of the original value, no significant loss will occur (a reduction which is deemed to be of no consequence and not readily identifiable as the human eye can not discern a reduction in daylight less than 20%).

In respect of sunlight, the guide details the assessment of this by way of calculating the number of probable sunlight hours. Probable sunlight hours take into account the total number of hours a year that the sun is expected to shine taking into account average levels of cloud cover for the geographical location. Only windows which face within 90° of south meet the criteria for assessment.

Sunlight is considered important for living rooms, but less so for bedrooms and kitchens. If the assessment is appropriate, the guide states that a window should receive at least 25% of annual probable sunlight hours with at least 5% of winter probable sunlight hours, but no less than 0.8 times the former if the sunlight is originally below these levels.

Camden Planning Guidance Amenity CPG6 states 'We expect all buildings to receive adequate daylight and sunlight', the criteria against which daylight, or more specifically internal illuminance, is considered is detailed within *Appendix C* of the *Second Edition 2011* which is used in conjunction with *BS 8206-2 Code of practice for daylighting* and the *CIBSE Lighting Guide LG10 Daylighting and window design*. The guide states that where a predominately daylight appearance is required, the *ADF* should be at least 5% or more if there is no supplementary electric lighting or 2% or more if there is. In respect of kitchens, living rooms and bedrooms there are additional recommendations of 2%, 1.5% and 1% respectively. *BS8206-2* further advises that achieving 2% in living room will give an improved daylight provision whilst 3% - 4% would improve the situation further.

In respect of sunlight, for housing, it is considered important that living rooms receive this particularly in the afternoon with it being less important to bedrooms and in kitchens. Whilst the orientation of a building will be the dictating factor, it is advised that if possible living rooms should face the southern or western parts of the sky and kitchens towards the north or east.

Prior to confirming my detailed advice, I would like to confirm that I am a Chartered Building Surveyor (MRICS) working predominately in the field of boundary disputes dealing with matters arising under *The Party Wall etc Act, 1996*, neighbourly matters including boundary disputes and rights of light including daylight and sunlight assessments. I have an extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined and now known as GVA Schatunowski Brooks) for three years, as well as Delva Patman Associates for four years prior to joining in partnership Dixon Payne in 2001. All are acknowledged Experts in these fields. I regularly provide Expert Witness advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities. I was consulted by the *Building Research Establishment* with regards to the proposed revision of their current guidelines.

Effect upon Leighton Public House

In respect of the effect of the proposals Planning Permission Application Reference 2014/5401/P against the existing Leighton Public House, there are only two windows to this property which meet the criteria for assessment, namely a kitchen at first floor and a bedroom at second floor

In accordance with the *Second Edition 2011* Report I have undertaken a Waldram analysis of the skylight available to the effected windows using a 3d computer model and specialist software to produce Waldram diagrams. By way of explanation, Percy J. Waldram invented the Waldram diagram as a method of showing on a 2d image the curved and three dimensional view of the sky from a fixed point. The area of a Waldram diagram

drawn to scale is 396cm² which represents the total amount of unobscured sky that can be seen from a vertical plane.

The vertical edges of any obstructions are plotted as vertical lines on the diagrams by reference to their angle from the reference point. The head of any obstruction are plotted along the droop line corresponding to their altitudes above the horizontal measured in the section perpendicular to the reference point.

The attached Waldram diagrams - Reference 1002 Kitchen, Reference 1003 Bedroom, - demonstrate that having regard to daylight there will be a reduction of 4.5% VSC for the kitchen window and 2.93% VSC for the bedroom window.

In respect of sunlight, in the proposed condition, both windows will receive at least 25% of annual probable sunlight hours with at least 5% of winter probable sunlight hours.

Effect upon Adjacent Properties

Having regard to the effect of these proposals - 2014/5401/P - upon any adjacent property, in respect of 135 Torriano Avenue, there does not appear to be any fenestration whose outlook is over the site. In respect of 103 Brecknock Road, the existing obstruction to daylight as a consequence of the existing terrace of buildings to Torriano Avenue means that any effect upon either daylight or sunlight will be *de minimis* - there will be no discernible difference. Similarly, the properties opposite, 128-134 Torriano Avenue, the fenestration to these properties do not meet the criteria for assessment as they do not face within 90° of south whilst again any effect upon daylight will be *de minimis* - there will be no discernible difference.

The effect of the Leighton Public House from the conversion into residential flats in respect of 128-134 Torriano Avenue, having regard to daylight, will be *de minimis* - there will be no discernible difference with the VSC being in excess of 27%.

With regard to the cumulative effect of both Applications being implemented, the effect upon 128-134 Torriano Avenue will be increase from that of the houses on their own, but the analysis undertaken shows that the resultant VSC will still be in excess of that provided within the *Second Edition 2011*. In respect of 103 Brecknock Road, the resultant VSC is minimally below 27% with the reduction in daylight being less than 20%. Again this accords with the *Second Edition 2011*.

Daylight (Internal Illuminance) and Sunlight of Proposals

Finally, with regard to the provision of daylight and sunlight to the proposed house and flats. In respect of daylight to the houses, a calculation of the ADF to the ground floor kitchen/dining area, having regard to the fenestration to the rear solely, provides an internal illuminance of 2.483%, which having regard to *Appendix C* of the *Second Edition 2011* and *BS 8206-2 Code of practice for daylighting* is an improved daylight provision. When the additional illumination from the window to the front elevation is included, this will increase this to above 3%. The orientation of the building being along an approximate east/west axis means that sunlight is limited by this, but in actual fact the analysis demonstrates the window almost achieving the minimum of 25% of annual probable sunlight hours with winter probable sunlight hours being only 3%.

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The analysis of the daylight/sunlight to the flats also demonstrates that the first floor kitchen/dining/living room, when analysed including the balcony, will have an improved daylight provision. In respect of sunlight, the fenestration will receive at least 25% of annual probable sunlight hours with at least 5% of winter probable sunlight hours.

In conclusion, the two separate schemes can be seen to comply entirely with the *Second Edition 2011* in respect of the effects of either on the adjacent properties will not be material; when considered cumulatively, the same conclusion is reached. When considering whether the proposals accord with *Appendix C* of the *Second Edition 2011* and *BS 8206-2 Code of practice for daylighting* the analysis demonstrates compliance as well.

I hope that the above is satisfactory, but should you wish to discuss matters further, please do not hesitate to contact me.

Yours sincerely,

R W STAIG

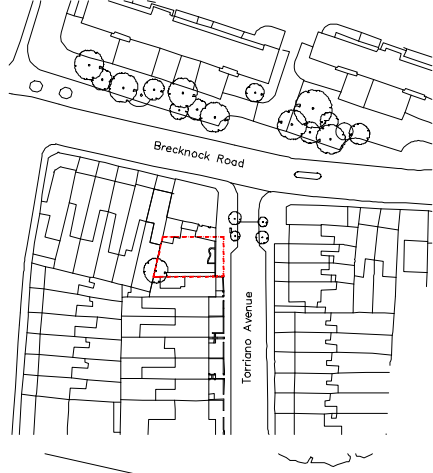
BSc MRICS

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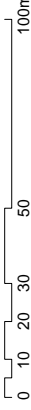
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EXISTING



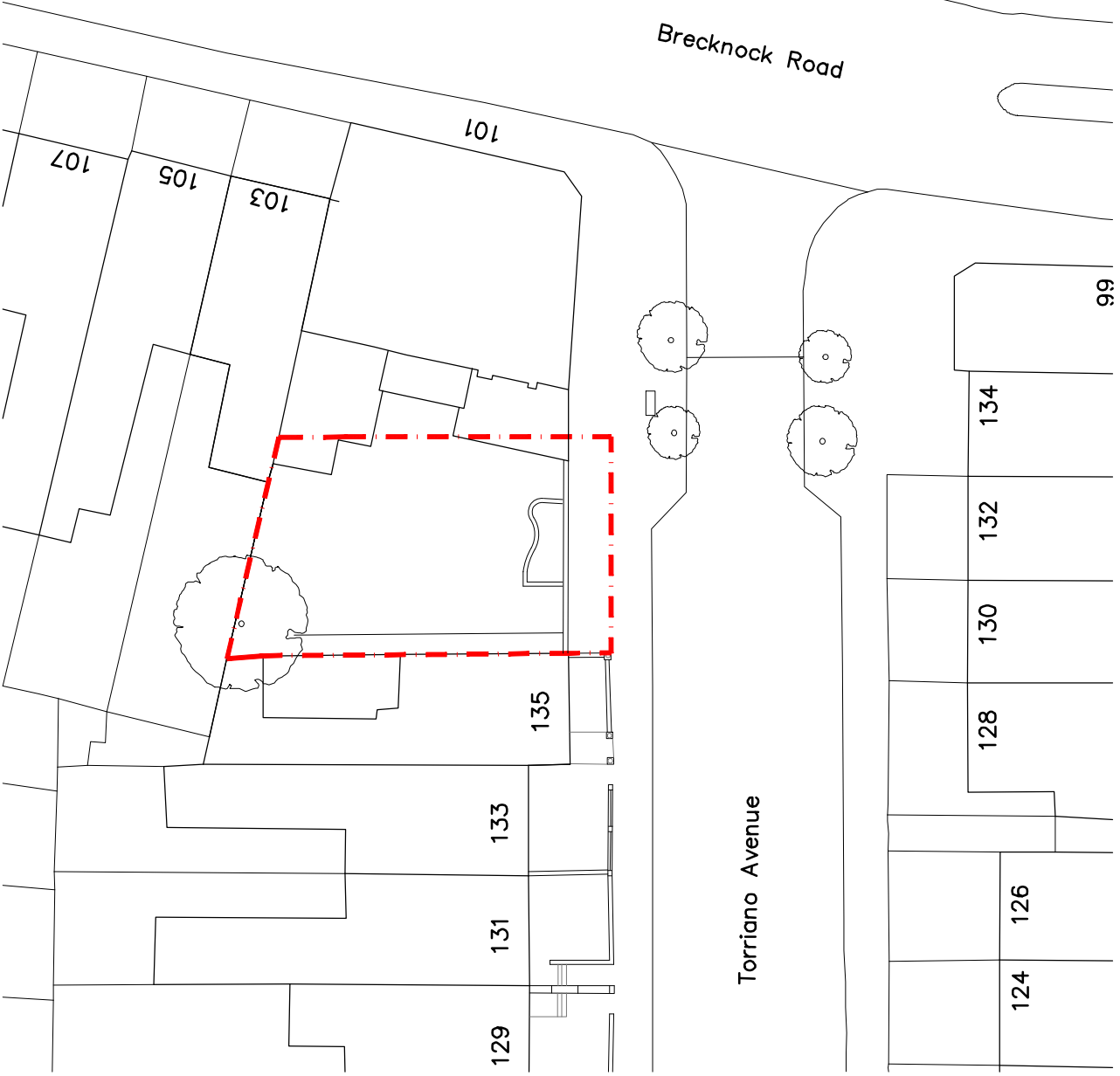
LOCATION PLAN 1:1250 @ A3



1:1250



Martin Evans Architects 18 Charlotte Road London EC2A 3PB t: 020 7728 2474
JOB 101 Brecknock Road 101 Brecknock Road London, N7 0DA
TITLE EXISTING SITE PLANNING LOCATION PLAN
DATE 22.07.2014
SCALE 1:250/1:250 @ A3
DRAWN B.A.
DRAWING NO. BRE-PL-EX-01

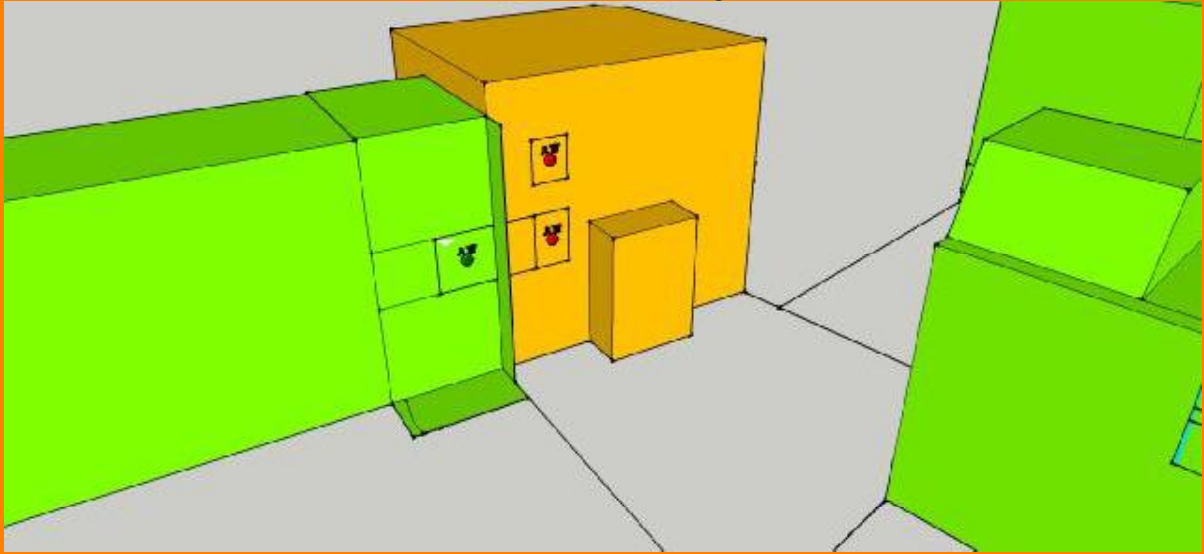


EXISTING SITE PLAN 1:200 @ A3

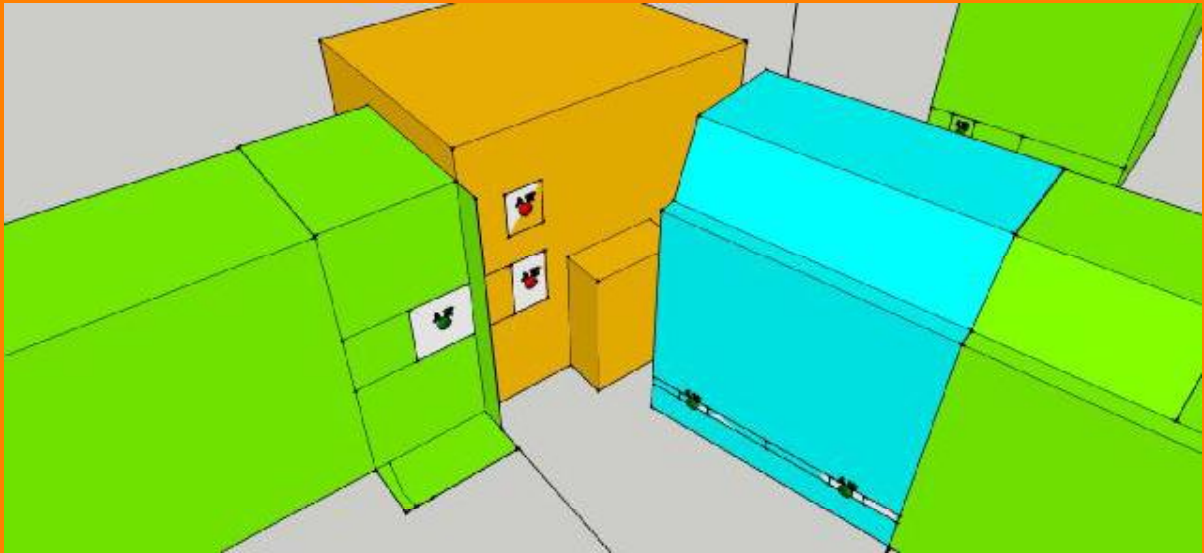
LAND TO THE R/O 101 BRECKNOCK ROAD

ANALYSIS MODELS

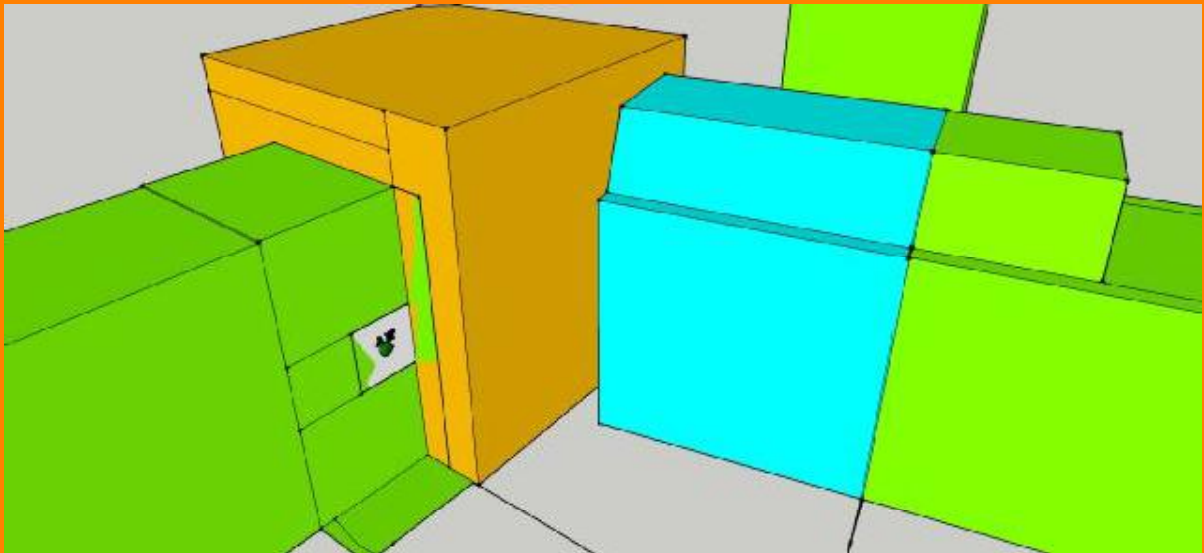
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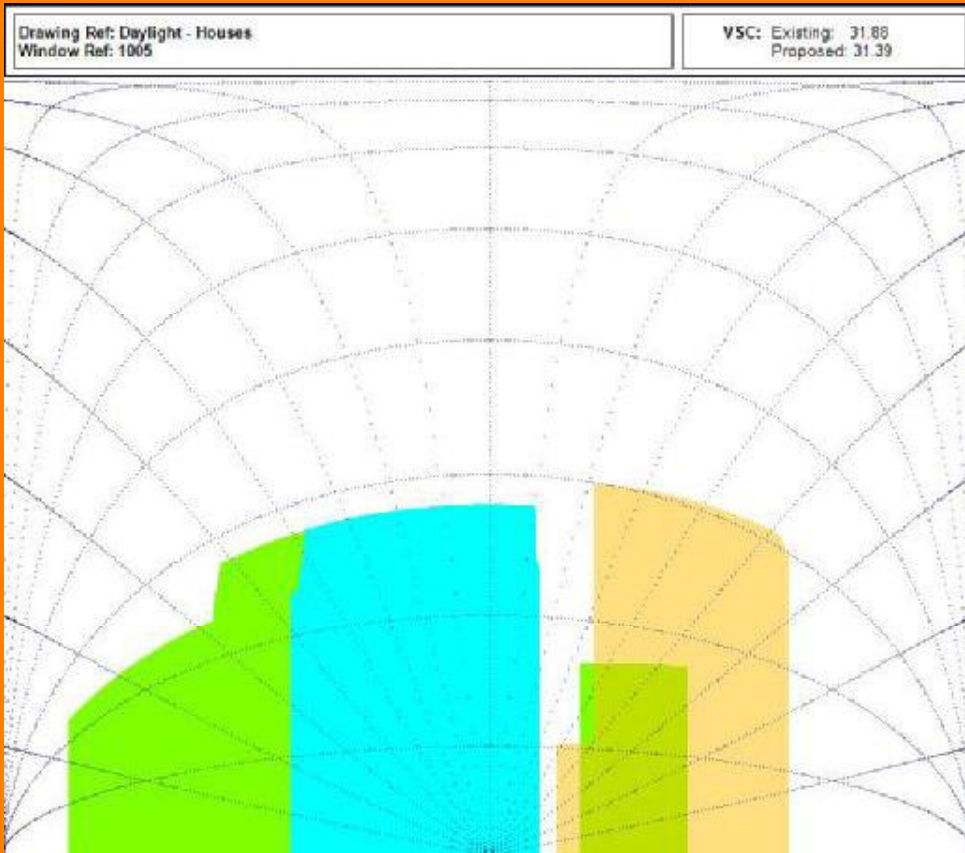
Location - Houses



Location - Cumulative



LAND TO THE R/O 101 BRECKNOCK ROAD
WALDRAM ANALYSIS - 132 TORRIANO AVENUE
1005



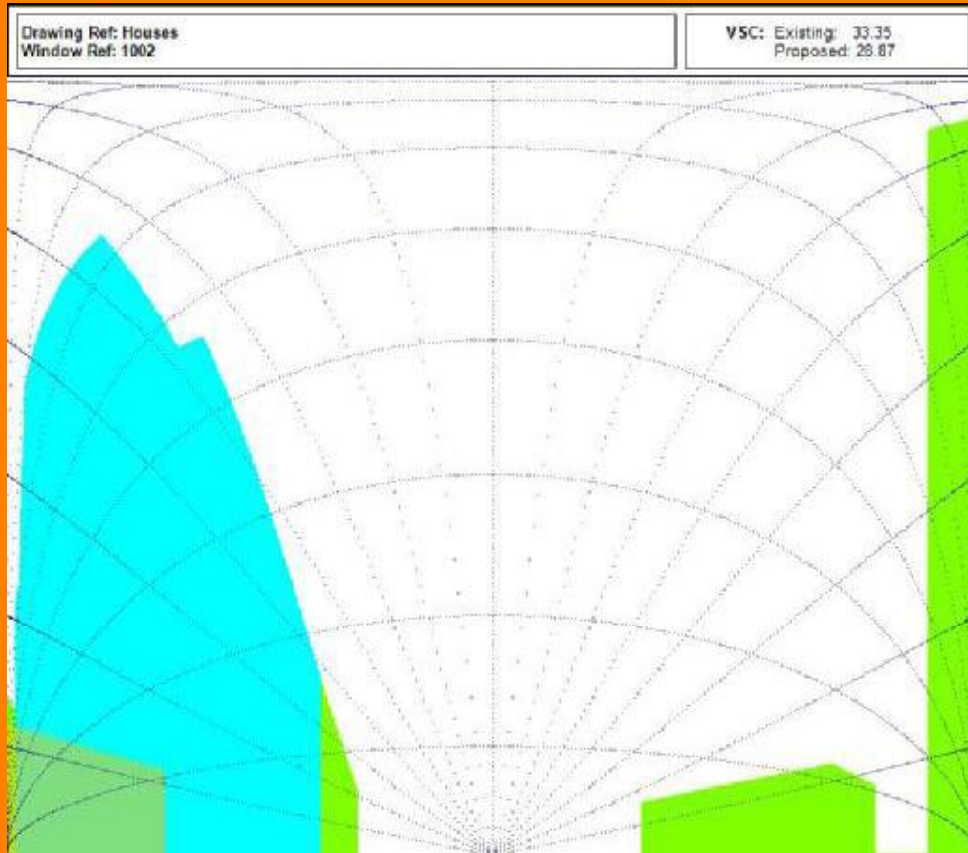
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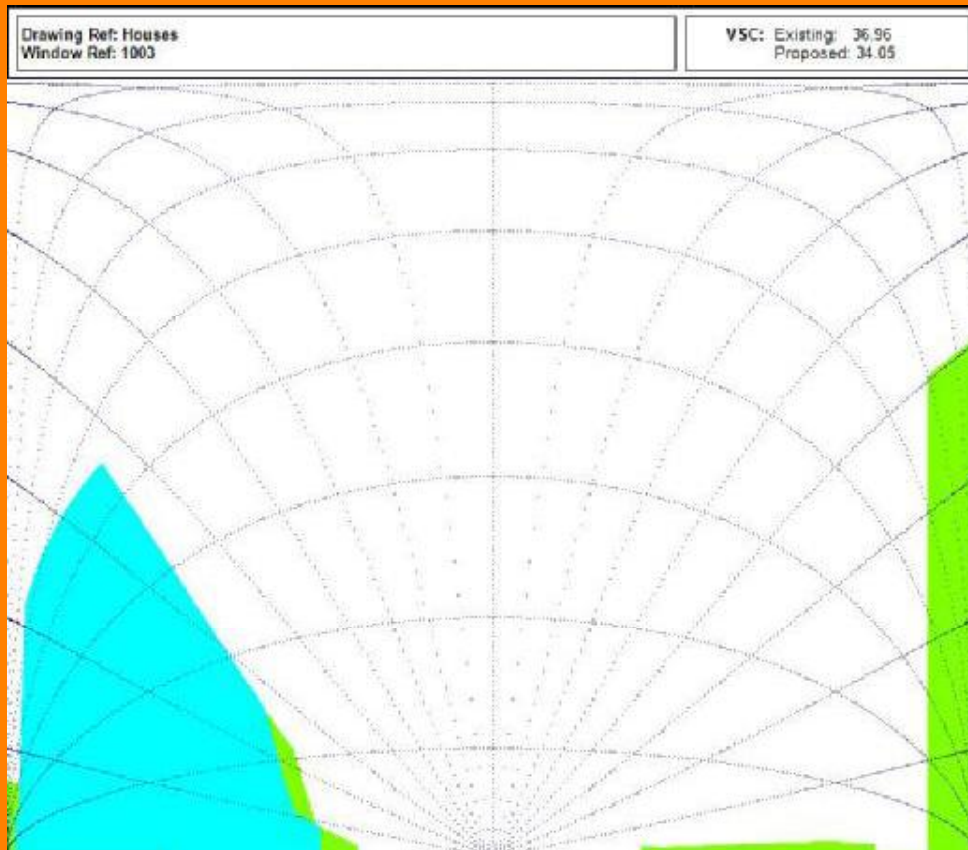
LAND TO THE R/O 101 BRECKNOCK ROAD

WALDRAM ANALYSIS - REAR ELEVATION LEIGHTON PUBLIC HOUSE

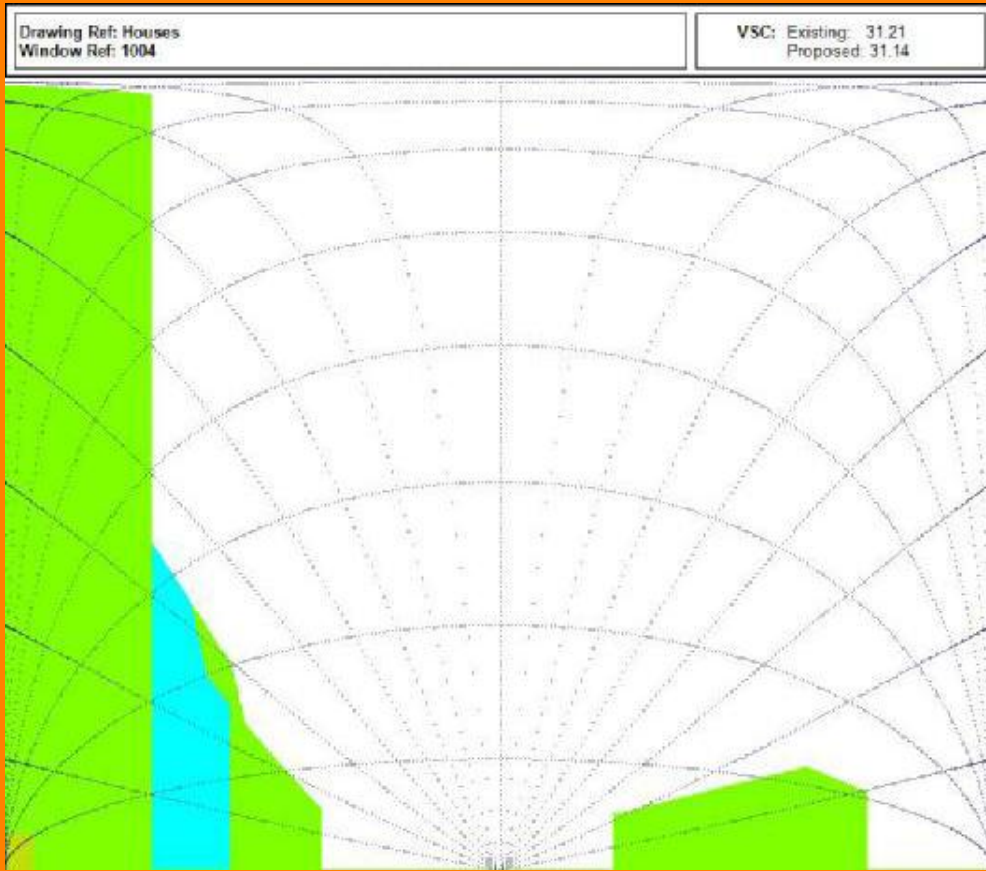
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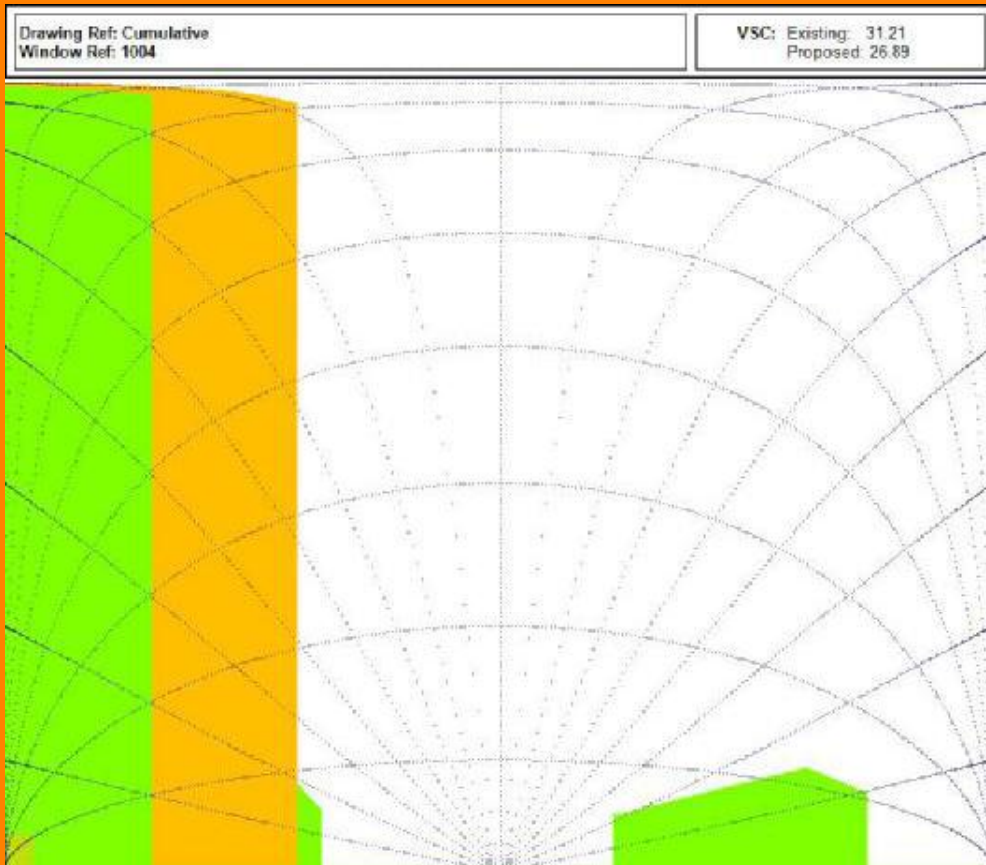
1003



LAND TO THE R/O 101 BRECKNOCK ROAD
WALDRAM ANALYSIS - 103 BRECKNOCK ROAD
1004



1004





DIXON PAYNE

M. Evans Esq.
Martin Evans Architects
18 Charlotte Road
London
EC2A 3PB

Date Thursday, May 13, 2015
Our ref rs/ROL.14/2

Dear Martin

**LAND AT R/O 101 BRECKNOCK ROAD
DAYLIGHT/SUNLIGHT REPORT**

Further to your instructions, by way of reference of my original Report dated October 30, 2014, I would like to confirm my advice in respect of the Decision Notice dated March 25, 2015 pertaining to the Planning Permission Application reference 2014/5401/P and specifically Reason for Refusal 3 which states:-

- ‘3. *Inadequate information has been submitted to adequately demonstrate that the proposed new houses would not cause a material loss of daylight and sunlight to the windows on the extension of 135 Torriano Avenue, which would result in a loss of amenity to the occupier contrary to Core Strategy Policy CS5 (Managing the impact of growth and development) and Development Policy DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.*

Attached is a drawing showing the proposed internal configuration of 135 Torriano Avenue, dated November 2013, which shows the proposal to extend the rear of the extension including the provision of rear fully glazed bi-folding doors opening onto a rear patio. The outlook of these windows is entirely unaffected by the Planning Permission Application works.

Within the Decision Notice, there is no reference made to these doors although the doors in their own right would provide sufficient internal illuminance.

Insofar as the specific effect upon daylight and sunlight; in the first instance as stated within the *Second Edition* 2011, the criteria for the assessment of the effect upon sunlight is that a windows faces within 90° of south to meets the criteria for assessment. The windows to the extension affected by the proposals do not face within 90° of south.

With regard to the effect upon daylight, I have constructed a 3d model using the aforementioned plans for 135 Torriano Avenue and the proposals for the houses; I have constructed the model as if the proposals for Leighton Arms have been undertaken.

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I attached the daylight analysis, which in this instance is by Waldram analysis for various location points along the window opening; By way of explanation, Percy J. Waldram invented the Waldram diagram as a method of showing on a 2d image the curved and three dimensional view of the sky from a fixed point. The area of a Waldram diagram drawn to scale is 396cm² which represents the total amount of unobscured sky that can be seen from a vertical plane. The vertical edges of any obstructions are plotted as vertical lines on the diagrams by reference to their angle from the reference point. The head of any obstruction are plotted along the droop line corresponding to their altitudes above the horizontal measured in the section perpendicular to the reference point.

The difference between the effect of the proposals for Leighton Arms and that with the houses varies at about 20%; this is the level at which any changes in daylight may be discernible to the human eye. I must reiterate again that the bi-folding windows, unaffected by the proposals, are not included within this analysis and these would provide sufficient daylight in their own right.

With regard to loss of amenity, this is an entirely subjective matter upon which there is no guidance. If there is a question as to the effect upon outlook from the kitchen of 135 Torriano Avenue, patently the bi-folding doors would be considered the main outlook, with reference again to the Waldram analysis attached, the houses which are considered in their own right have very little actual effect upon the outlook.

In my Expert opinion, if the concern with regard to the effect upon the windows to 135 Torriano Avenue had been raised prior to the Committee meeting that the foregoing could have been submitted to demonstrate that the concern is unfounded.

I hope that the above is satisfactory, but should you wish to discuss matters further, please do not hesitate to contact me.

Yours sincerely,

R W STAIG

BSc

E-mail : richardstaig@dixonpayne.fsnet.co.uk

Mobile: 07710 066235

Enc



DIXON PAYNE

D. Norris Esq.

ADN Planning

Date Thursday, November 12, 2015

Our ref rs/ROL.14/3

Dear Mr Norris

- **LAND AT R/O 101 BRECKNOCK ROAD
DAYLIGHT/SUNLIGHT REPORT**

Further to instructions received from our mutual Client, I have pleasure in addressing the points raised within the Local Authority's Statement of Case in respect of Planning Inspectorate Appeal referenced APP/X5210/W/15/3095453 with regard to the Planning Application 2014/5401/P. Specifically, I will address Reason 3 points 6.15 to 6.21.

Points 6.15 to 6.21 specifically relate to the effects upon 135 Torriano Avenue and as such I attach detailed analysis for both daylight and sunlight including location plans. In respect of the kitchen windows which face onto the site, for those where the spiral staircase is not a predominate obstruction, the reduction in daylight will not be discernible to the human eye and accords the *Second Edition 2011*. The analysis of the windows immediately adjacent to the spiral staircase discernible effects, but this is as consequence of the spiral staircase having to be model as a solid; if the spiral staircase were not present the effects would not be discernible to the human eye.

The *Second Edition, 2011* provides specific advice as to sunlight with regard to orientation, a window must face within 90° of south for sunlight to be considered and how this affects the quantum of sunlight received, east and west facing windows will only receive sunlight at certain times of the day with a maximum of 50% of annual probable hours available with an unobscured aspect as well as the fact that sunlight to kitchens is not considered as important as say to living rooms. It should be noted that the patio window faces only south of east and as such only receives limited sunlight, no winter sun whatsoever and minimal annual sum, Following the proposals there will be no direct sunlight after the proposals, but the *Second Edition 2011* does highlight the fact that sunlight to kitchens is not considered as important as say to living rooms.

Point 6.19 states that the patio door within the small courtyard adjacent to the site will be the main source of morning sunlight for the kitchen; this statement is shown by technical analysis of the sunpath to be incorrect. The patio doors will only receive direct sunlight particular between April to August, but this is limited to no more than 2 hours during June, when the sun is highest in the sky, between 6.45am to 8.45am. There is no direct sunlight received between October to February.

I hope that the foregoing addresses Reason 3 comprehensively and it is now indisputable that in respect of Loss of Light that the proposals can be seen to comply entirely with the Local Authority's provisions.

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Should you require anything further from me, please do not hesitate to contact me.

Yours sincerely

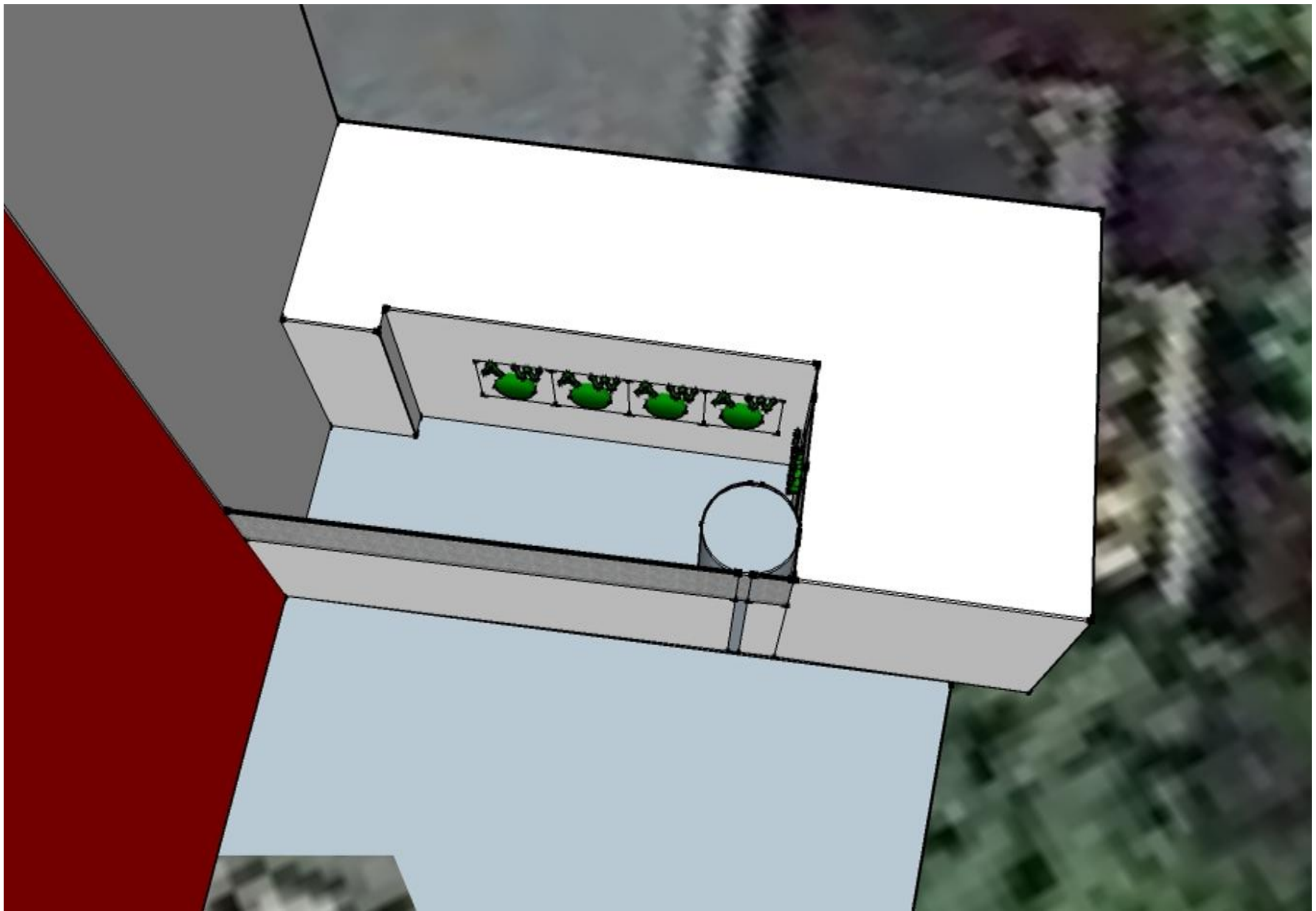
R W STAIG

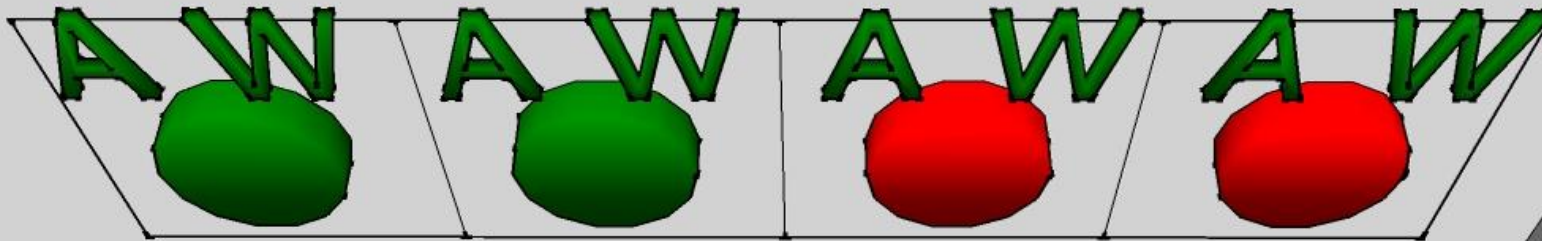
BSc

E-mail : richardstaig@dixonpayne.fsnet.co.uk

Mobile: 07710 066235

Encs





ID: 1001

 VSC ex: 13.9
 VSC pp: 12.06 (0.87)

APSH annual ex: 0.0
 APSH annual pp: 0.0 (NaN)
 APSH winter ex: 0.0
 APSH winter pp: 0.0 (NaN)

ID: 1002

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ID: 1003

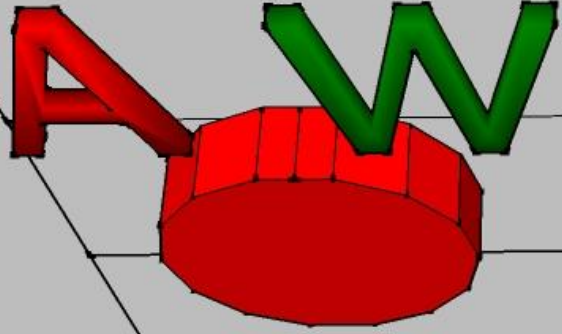
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ID: 1004

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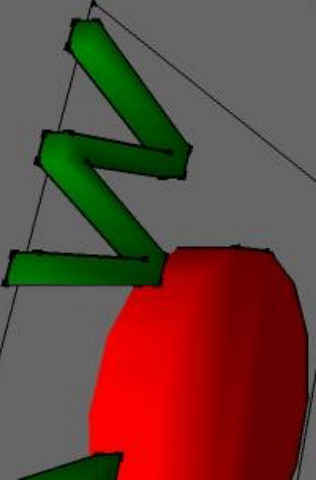
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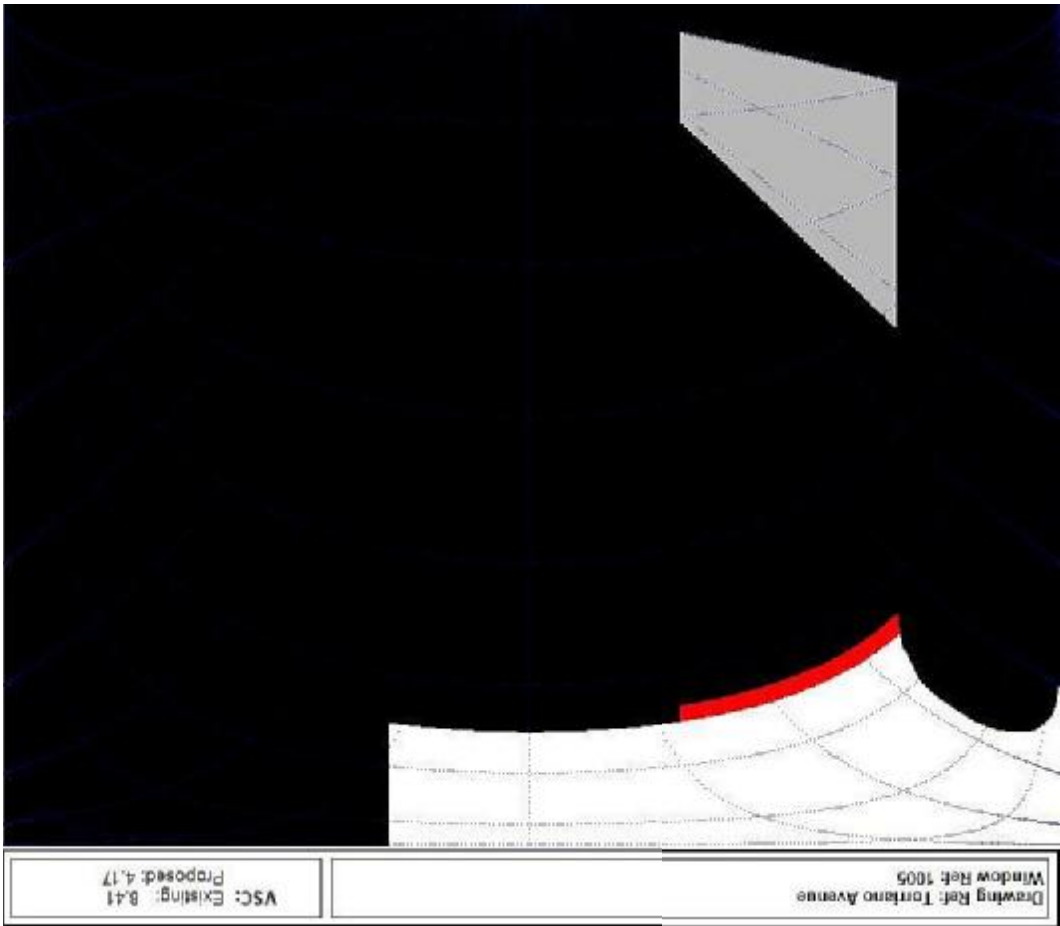
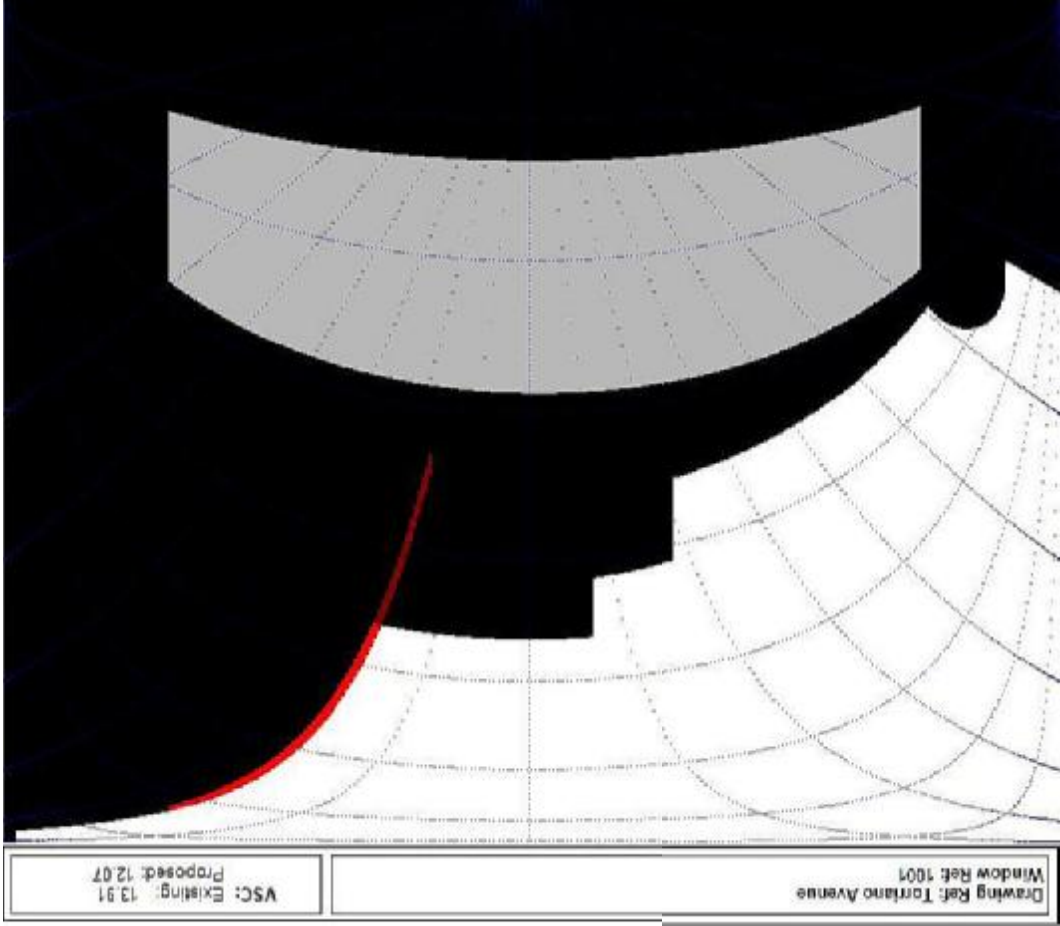
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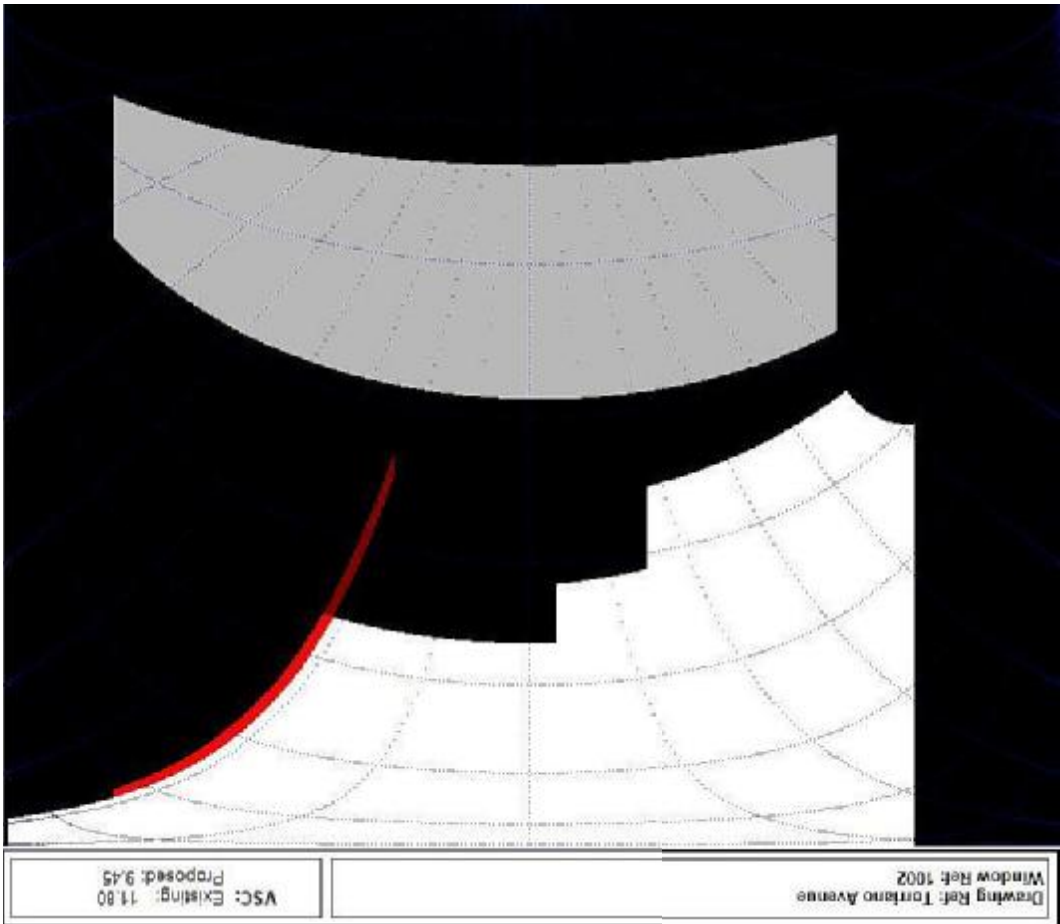
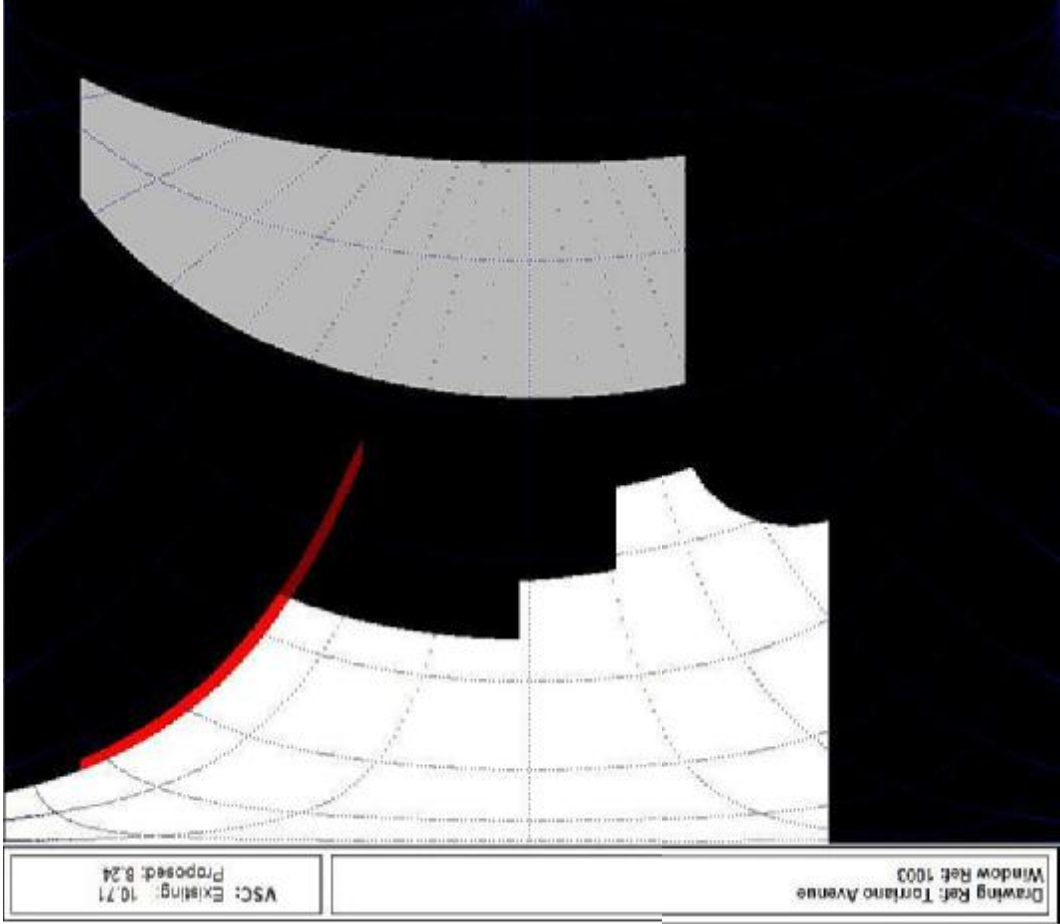
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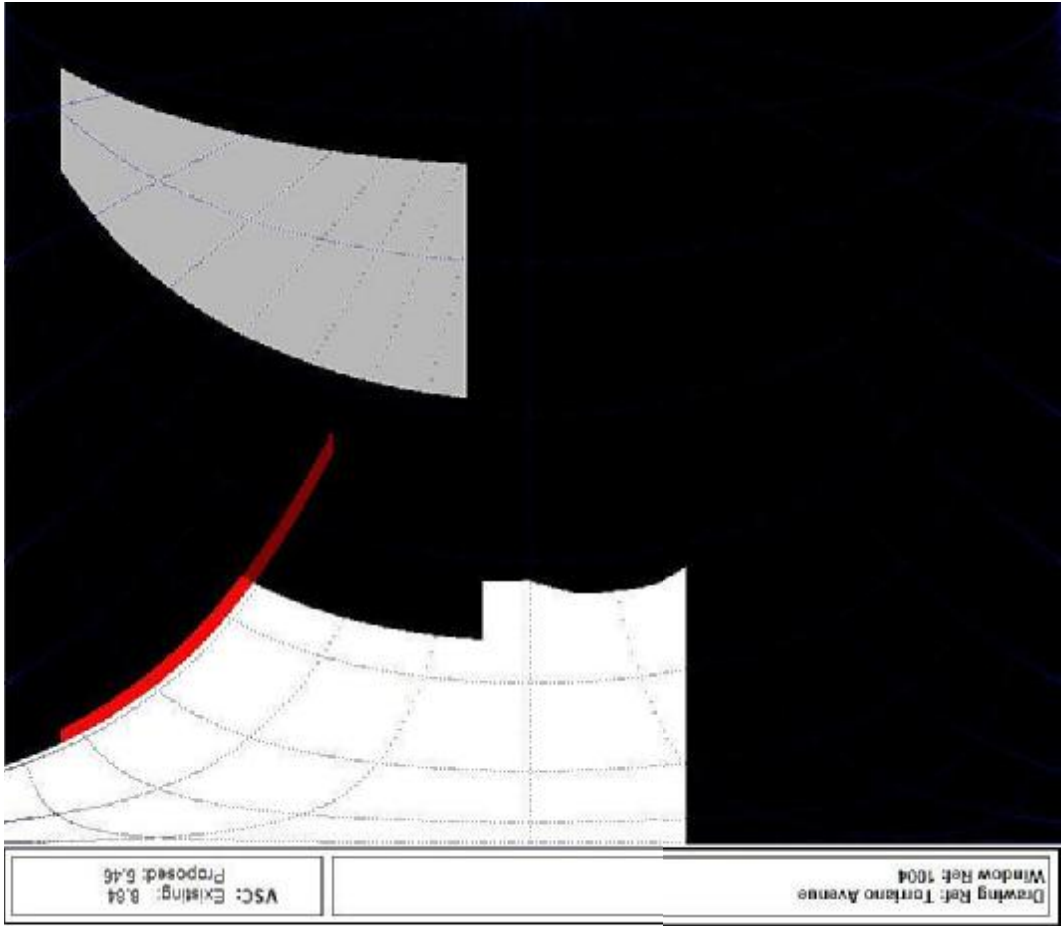
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VSC ex: 8.83



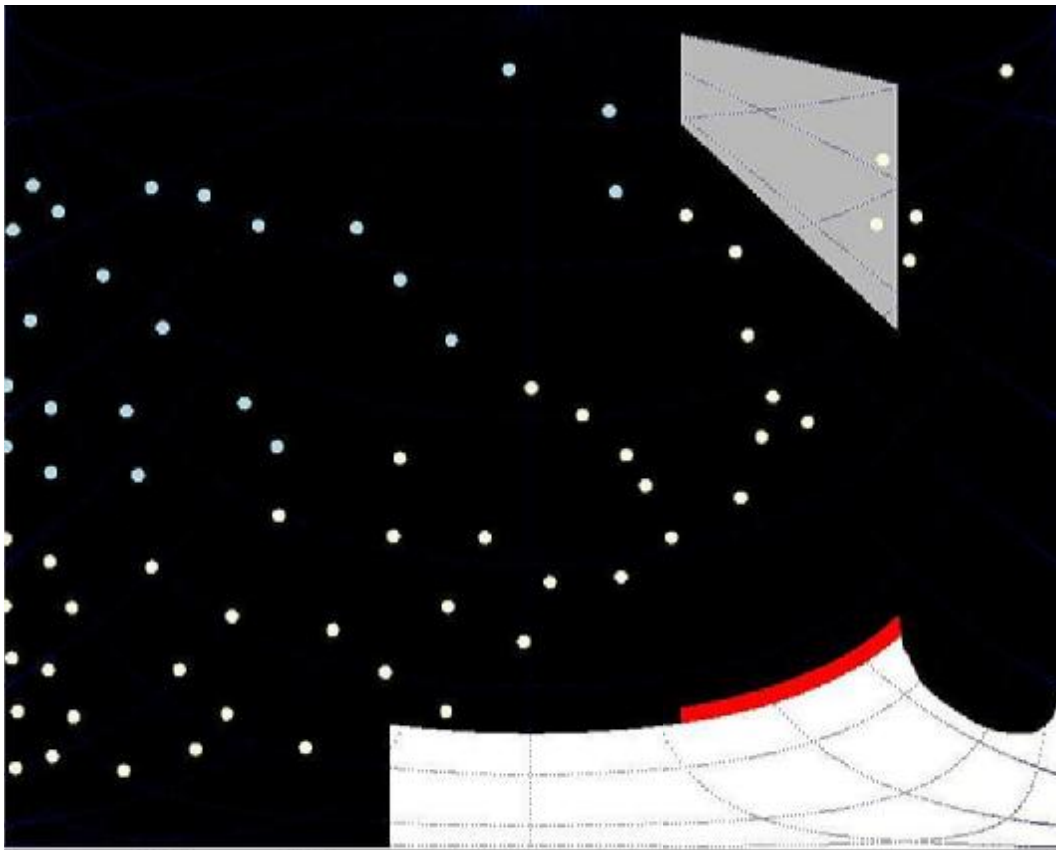




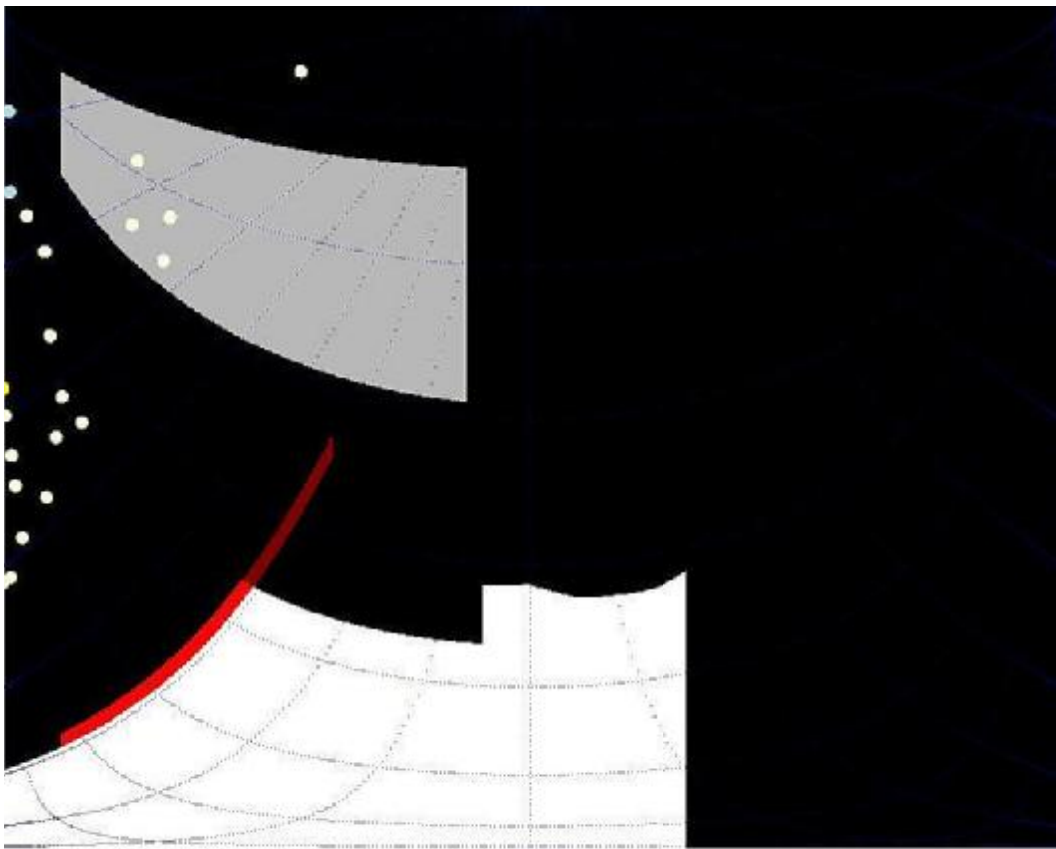


Drawing Ref: Tortano Avenue
Window Ref: 1004

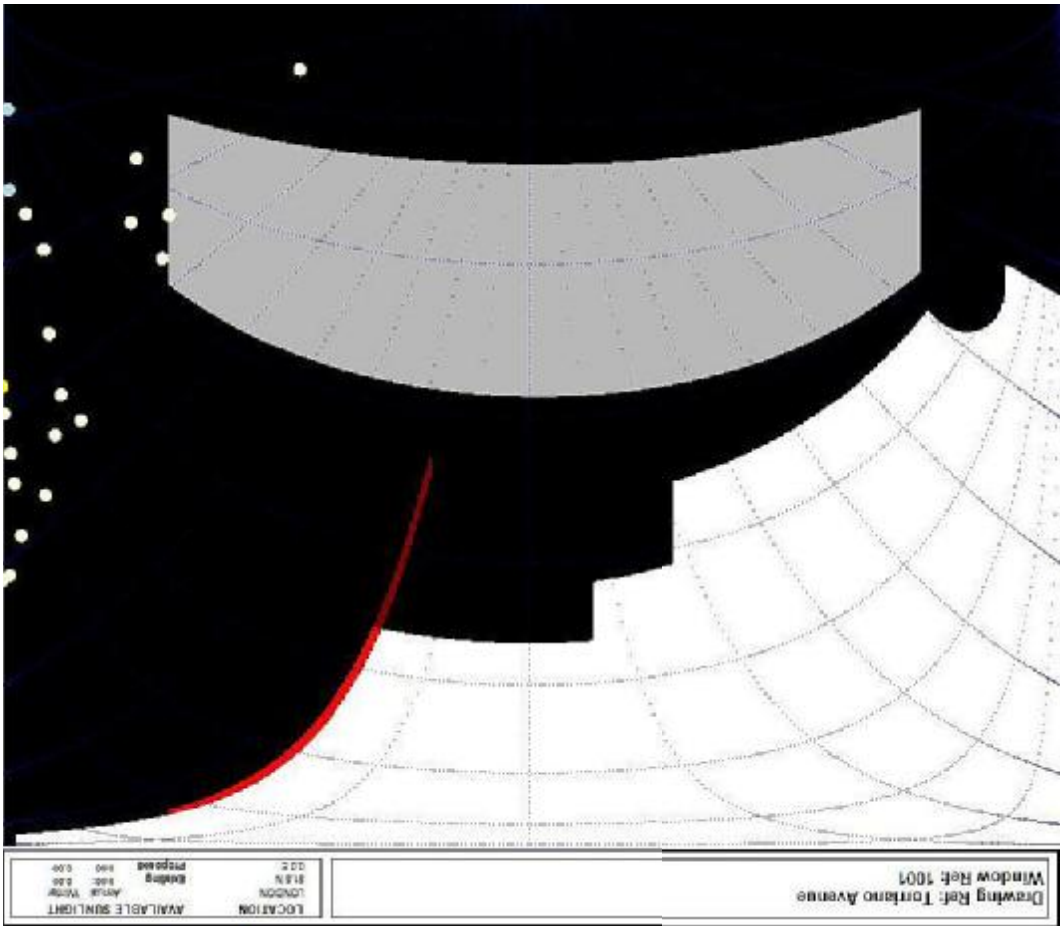
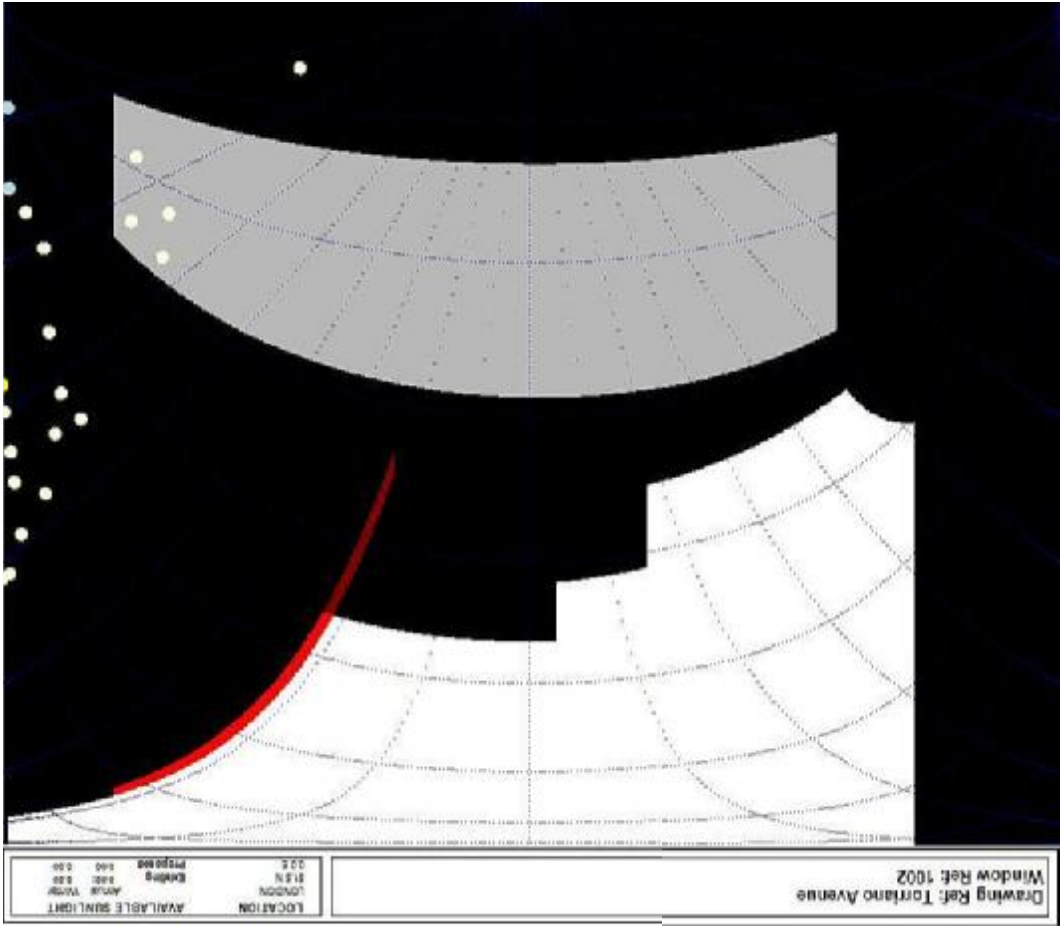
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Proposed: 0.46

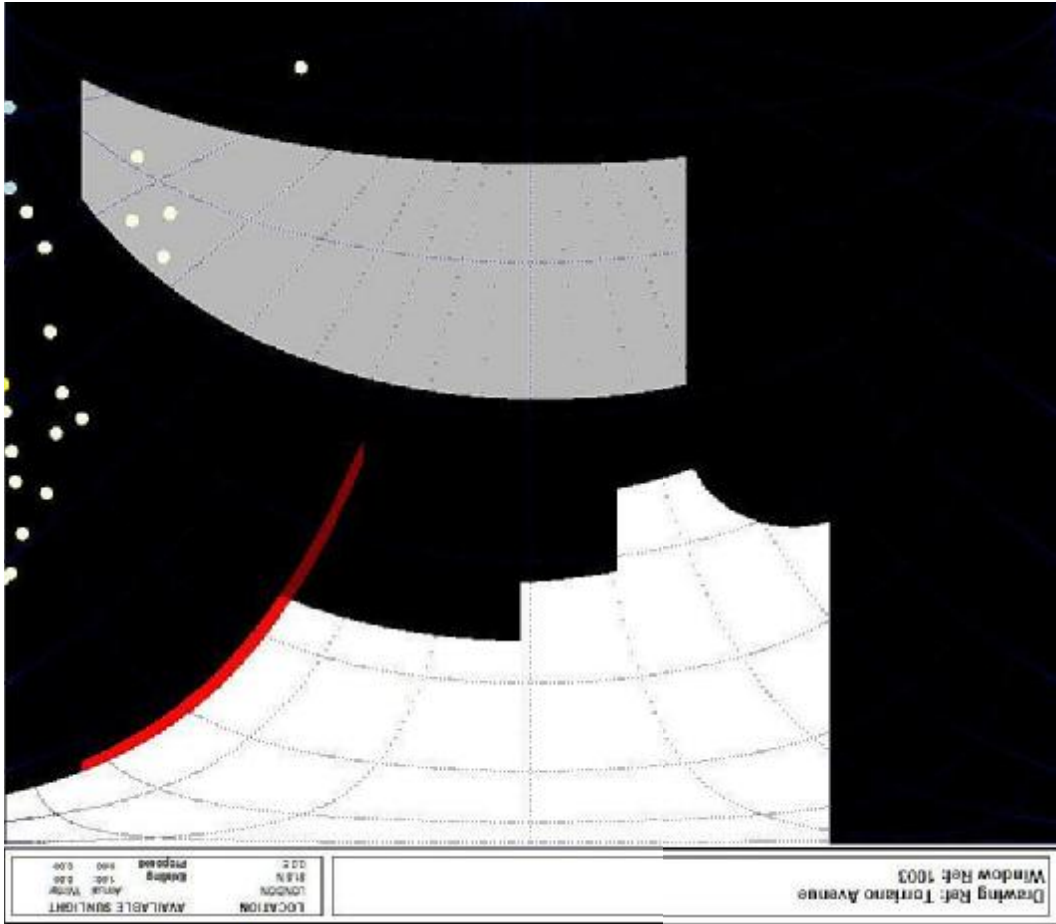


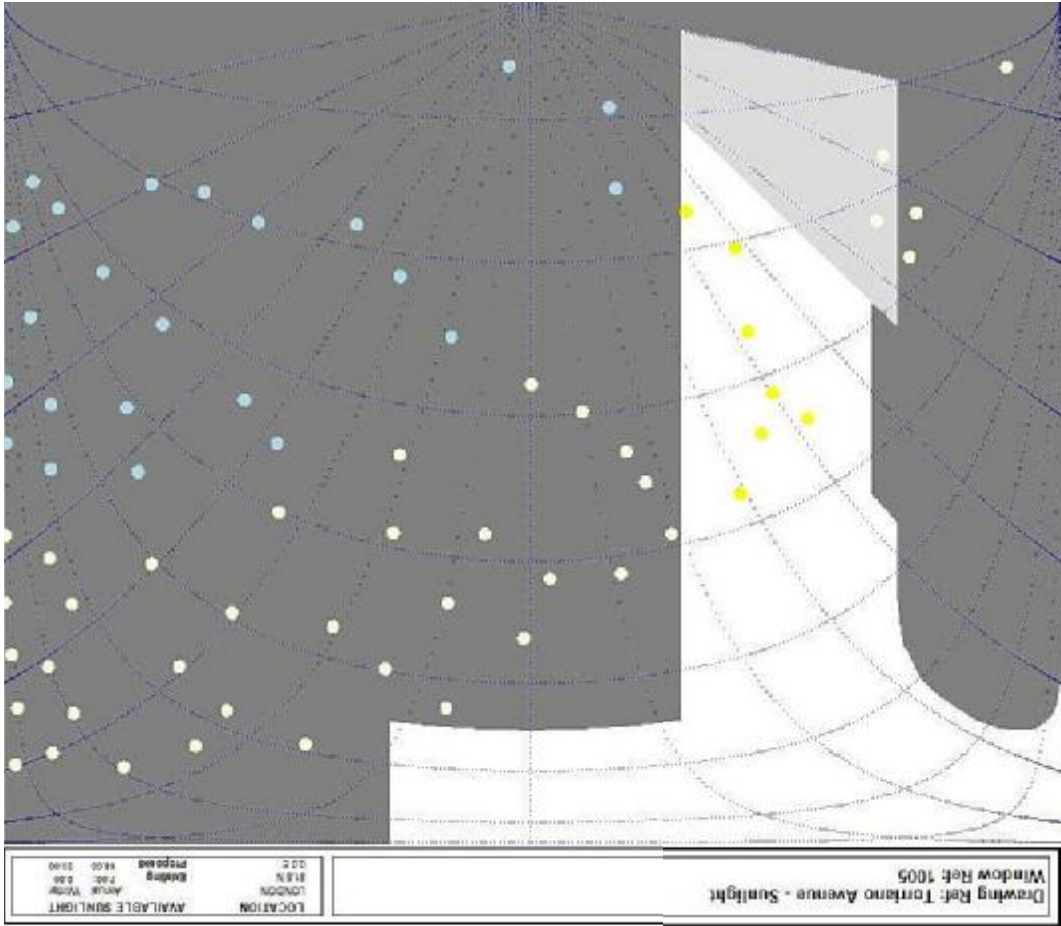
Drawing Ref: Tortano Avenue
 Window Ref: 1005
 LOCATION LONDON
 51° 5' N
 0° 2' E
 AVAILABLE SUNLIGHT
 ANALY. WINDOW 7.00 0.00
 SHADING PROGRAM 1.00 0.00



Drawing Ref: Tortano Avenue
 Window Ref: 1004
 LOCATION LONDON
 51° 5' N
 0° 2' E
 AVAILABLE SUNLIGHT
 ANALY. WINDOW 7.00 0.00
 SHADING PROGRAM 1.00 0.00







Richard Staig

From: Richard Staig <richardstaig@dixonpayne.fsnet.co.uk>
Sent: 23 November 2015 18:43
To: 'rob.tulloch@camden.gov.uk'
Cc: 'dnorris@adnplanning.co.uk'; 'Martin Cramer'; 'Stephen Satwick'; 'Martin Evans'
Subject: Land to the R/O Brecknock Road

Importance: High

Tracking:	Recipient	Read
	' rob.tulloch@camden.gov.uk '	
	' dnorris@adnplanning.co.uk '	Read: 23/11/2015 18:50
	'Martin Cramer'	
	'Stephen Satwick'	
	'Martin Evans'	Read: 23/11/2015 20:01

Dear Mr Tulloch

Please could you confirm your receipt of the email below and whether you have any comment to make.

Yours sincerely

Richard Staig
Dixon Payne
07710 066235

From: Richard Staig [<mailto:richardstaig@dixonpayne.fsnet.co.uk>]
Sent: 23 November 2015 10:32
To: 'rob.tulloch@camden.gov.uk' <rob.tulloch@camden.gov.uk>
Cc: 'dnorris@adnplanning.co.uk' <dnorris@adnplanning.co.uk>; 'Martin Cramer' <martin.cramer@btinternet.com>; 'Stephen Satwick' <ssatwick@btinternet.com>; 'Martin Evans' <martin@martinevansarchitects.com>
Subject: Land to the R/O Brecknock Road
Importance: High

Dear Mr Tulloch

Further to your email below, I think it would be sensible to respond to your comments in respect of the daylight results.

With regard to windows 1003 & 1004, these are in a series of windows and, in accordance with paragraph 2.2.6 of the BRE Second Edition 2011 – '*If a room has two or more windows of equal size, the mean of the VSCs can be taken.*'. Using the figures for 1001, 1002, 1003 & 1004, the mean of the VSCs in the existing condition is 11.315% whereas in the proposed the mean is 9.2925%. This is a reduction of 0.8215 or less than 20% so the effect to these windows is indiscernible to the human eye and complies entirely with the aforementioned BRE Second Edition 2011.

In respect of the patio doors, it is accepted that the reduction in VSC will be discernible to the human eye, but this is not the principle window to kitchen/diner, the bi-folding rear patio door are which are accepted as not being affected by the works; the plan of 135 Torriano Avenue is attached for ease of reference. Whilst not part of the BRE Second Edition 2011 for the consideration of the affect upon daylight, I have considered the effect upon internal illuminance. The advice given is that states that where a predominately daylight appearance is required, the ADF should be at least 5% or more if there is no supplementary electric lighting or 2% or more if there is. In respect of

kitchens, living rooms and bedrooms there are additional recommendations of 2%, 1.5% and 1% respectively. Considered in isolation, the patio doors to the internal courtyard – the doors affected by the proposals – would provide internal illuminance of approximately 0.5%. For the patio doors to the rear, to achieve sufficient additional internal illuminance to provide an *ADF* of in excess of 2%, a uniform obstruction to skylight would need to be above a line drawn at 60 degrees to the horizontal. I do not believe that the properties to the rear to Leighton Grove are of that height irrespective of the fact that there is a gap where the gardens to the rear of the properties to Brecknock Gardens run parallel with Leighton Grove; again, a screen shot is attached for ease of reference.

The BRE Second Edition 2011, within the introduction, states that the advice is mandatory and the guidance should be interpreted flexibly. Having regard to my previous advice and the foregoing, the effect upon daylight and sunlight as a consequence of the proposals has comprehensively demonstrated to entirely accord with the BRE Second Edition 2011 and I hope that you are now able to confirm that your reasons for refusal in respect of daylight and sunlight are no longer applicable.

I look forward to hearing from you.

Yours sincerely

Richard Staig
Dixon Payne
07710 066235

From: dnorris@adnplanning.co.uk [<mailto:dnorris@adnplanning.co.uk>]
Sent: 20 November 2015 16:12
To: 'Martin Cramer' <martin.cramer@btinternet.com>; 'Stephen Satwick' <ssatwick@btinternet.com>; Richard Staig <richardstaig@dixonpayne.fsnet.co.uk>
Cc: Martin Evans <martin@martinevansarchitects.com>
Subject: [SPAM] Fw: Leighton Arms daylight/sunlight report

Dear All,

Response from Camden concerning the light issue. Given that they are not withdrawing their objection, it would be necessary for Richard to be in attendance on the Wednesday to present his evidence to the Inspector.

Richard: I would appreciate it if you could give me a very brief response to the Councils' email below.

Kind regards,

David

From: Tulloch, Rob
Sent: Friday, November 20, 2015 3:56 PM
To: dnorris@adnplanning.co.uk
Subject: Leighton Arms daylight/sunlight report

Hi David,

The Council still has concerns about the proposal's impact on sunlight and daylight.

The Dixon Payne report states that the patio window only receives limited sunlight, but following the proposal would receive no direct sunlight
DP report indicates two windows (1003 and 1004) would see a reduction on VSC of more than 20% and that the patio window would see a reduction of VSC of 50%

As such, we will not be withdrawing this reason for refusal.

Have you had a chance to look at the statement of common ground yet?

kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Culture and Environment
London Borough of Camden

Tel.: 020 7974 2516
Fax: 020 7974 1975
www.camden.gov.uk

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Richard Staig

From: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Sent: 25 November 2015 08:33
To: Richard Staig
Cc: dnorris@adnplanning.co.uk; 'Martin Cramer'; 'Stephen Satwick'; 'Martin Evans'
Subject: RE: Land to the R/O Brecknock Road

Dear All,

The revised comments suggest that impact on sunlight would now be acceptable.

Kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Culture and Environment
London Borough of Camden

Tel.: 020 7974 2516
Fax: 020 7974 1975
www.camden.gov.uk

2nd Floor
5 Pancras Square
London
N1C 4AG

From: Richard Staig [<mailto:richardstaig@dixonpayne.fsnet.co.uk>]
Sent: 24 November 2015 20:00
To: Tulloch, Rob
Cc: dnorris@adnplanning.co.uk; 'Martin Cramer'; 'Stephen Satwick'; 'Martin Evans'
Subject: Land to the R/O Brecknock Road
Importance: High

Dear Mr Tulloch

Thank you for confirming that your reason for refusal is now limited to the effect upon sunlight and specifically you state that the kitchen will receive no direct sunlight; this is entirely incorrect. For the avoidance of doubt, the statement with regard to the reduction in sunlight relates solely to the assessed windows, i.e. 1001-1005; the rear patio doors.

The rear bi-folding doors will receive direct sunlight during March/April through to August/September from approximately 1.00pm until sunset as they face north of west albeit there will be no winter sun. Again for the avoidance of doubt, windows 1003/1005 receive very limited annual sun (1003 -1% annual, 1004 – 2% annual and 1005 – 7% annual), but do not receive any winter sun in the current situation either.

Even at this late stage, if you are able to agree the foregoing, I would not need to attend the inquiry which obviously would mean no further costs incurred on my part which, as you are aware, my Client will seek from you even if Appeal is unsuccessful given the foregoing is indisputable.

Regards

Richard Staig

Dixon Payne
07710 066235

From: Tulloch, Rob [<mailto:Rob.Tulloch@camden.gov.uk>]
Sent: 24 November 2015 19:24
To: Richard Staig <richardstaig@dixonpayne.fsnet.co.uk>
Cc: dnorris@adnplanning.co.uk; 'Martin Cramer' <martin.cramer@btinternet.com>; 'Stephen Satwick' <ssatwick@btinternet.com>; 'Martin Evans' <martin@martinevansarchitects.com>
Subject: RE: Land to the R/O Brecknock Road

Dear All,

I have reviewed the latest daylight/sunlight information and concur that the proposal would not materially affect daylight to no. 135.

However, the report indicates that no. 135 currently receives only a limited amount of sun during summer mornings, and that the proposal would result in the kitchen receiving no sun at all. It is accepted that the BRE guidance advises that sunlight is less important for kitchens, but it also states that care should be taken not to block out too much sun.

As the reason for refusal referred to a material loss of sunlight, and the latest evidence indicates a total loss of sunlight, it is my opinion that such a loss would be material and harmful to the amenity of the adjoining occupier. As such we will not be withdrawing the reason for refusal.

However, ultimately the Inspector should decide whether the loss of sunlight would be a material consideration.

Kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Culture and Environment
London Borough of Camden

Tel.: 020 7974 2516
Fax: 020 7974 1975
www.camden.gov.uk

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From: Richard Staig [<mailto:richardstaig@dixonpayne.fsnet.co.uk>]
Sent: 23 November 2015 10:32
To: Tulloch, Rob
Cc: dnorris@adnplanning.co.uk; 'Martin Cramer'; 'Stephen Satwick'; 'Martin Evans'
Subject: Land to the R/O Brecknock Road
Importance: High

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Senior Planning Officer
Planning Solutions Team
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Tel.: 020 7974 2516

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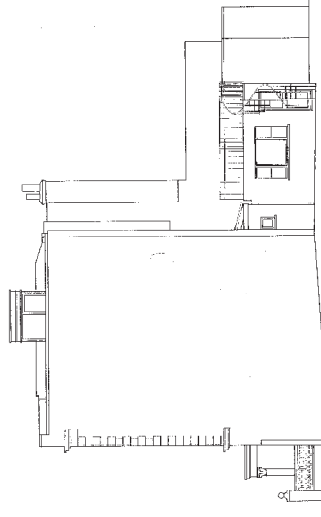
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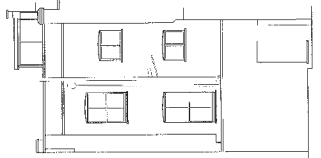
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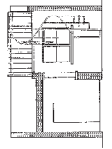
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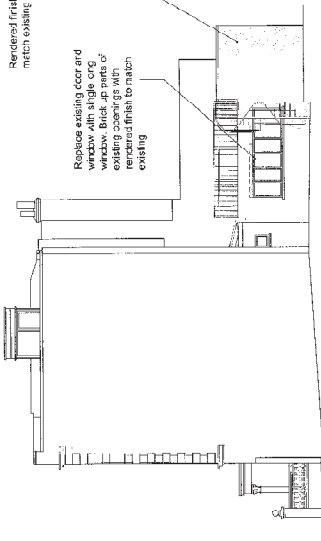
Existing Side Elevation



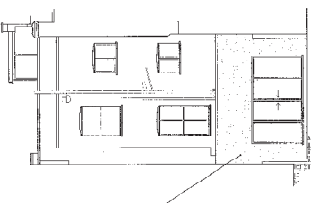
Existing Rear Elevation



Existing Elevation A - A



Proposed Side Elevation

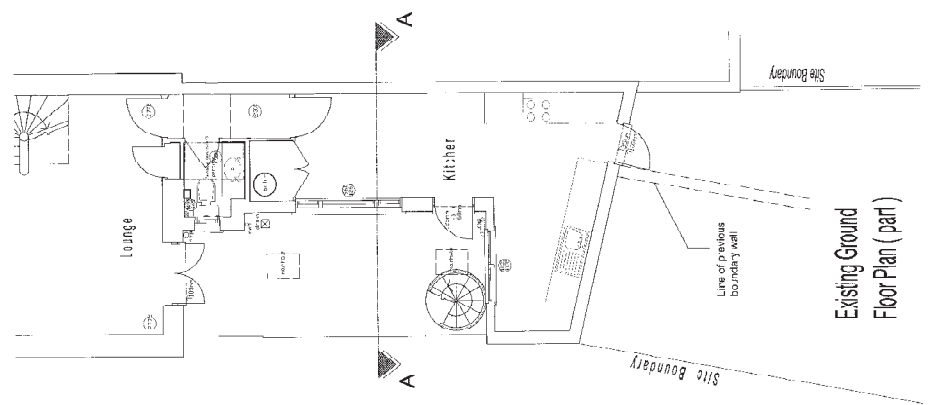


Proposed Rear Elevation

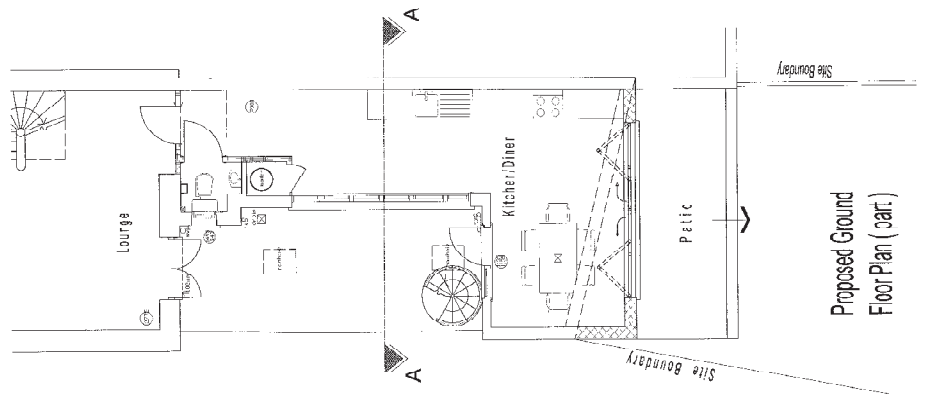
NOTE - all new air replacement doors and windows to be the same style and colour with a common head height

Enlarged replacement door/window

NOTE BY MARTIN EVANS ARCHITECTS:
THIS IS THE PLANNING DRAWING OF
135 TORRIANO AVENUE AS PERMITTED



Existing Ground Floor Plan (part)



Proposed Ground Floor Plan (part)

Project: Existing and Proposed Floor Plans and Elevations
 Client: Single Storey Rear Extension
 Location: 135 Torriano Avenue, London NW6
 Date: 29th July 2003
 Ref: 13504100
 Drawn by: JHB
 Date: 10th November 2003

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