

London Borough of Camden,
2nd Floor, 5 St Pancras Sq,
c/o Town Hall, Judd St,
London,
WC1H 9JE.

27th May 2016

Dear Sir / Madam,

62 Agamemnon Road, London, NW6 1EH - Planning Ref – 2016/1982/P.

Letter of Objection - Daylight & Sunlight

We are daylight and sunlight consultants instructed by the owner of 64 Agamemnon Road to address our concern for the neighbouring proposed development with regards to, the above planning reference no.

Our main concern is the significant impact the proposed 2 storey extension will have against the rear windows of our client's property. With the expectation the rear extension will be built according to the plans submitted, we believe our client's rear windows would experience a reduction in daylight and sunlight. Since these windows are serving habitable rooms, they should be tested to demonstrate satisfactory daylight and sunlight readings in the proposed condition.

After reviewing the relevant policies of Camden Council, we believe these have not been considered since a daylight and sunlight assessment has not been submitted with the application.

The policies within the Core Strategy (2010) relevant to the London Borough of Camden are as follows;



POLICY CS5 – Managing the impact of growth and development

The second part of this Policy confirms:

"The Council will protect the amenity of Camden's residents and those working in and visiting the Borough by:

- (e) Making sure that the impact of developments on their occupiers and neighbours is fully considered."*

In the explanatory notes following this Policy item 5.8 confirms: *"We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts."*

Development Policies (2010)

POLICY 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;

- (c) Sunlight, daylight and artificial light levels."*

Camden also makes reference to the good practice guide detailed in **item 3**, 'Method of Calculation', which is used to compare the compatibility of the application to the stated Policies.

Camden Council advises daylight and sunlight criteria to be satisfied by the Building Research Establishment (BRE) publication (2011), "*Site Layout Planning for Daylight and Sunlight*". In this publication, BRE states;

2.2.2 The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms.

We believe the potential impact of proposed building cannot be determined without a full assessment following BRE guidelines. Daylight and sunlight should be analysed according to the following as stated by BRE;

2.2.6 Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window.

2.2.8 "Where room layouts are known, the impact on the daylight distribution in the existing building can be found by plotting the 'no sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens,"

As a result, the applicant has failed to produce a daylight and sunlight assessment contrary to Policy DP26. This assessment should be submitted and include readings for VSC, Daylight Distribution and Average Probable Sunlight Hours (APSH) with regards to, the affected windows for no. 64 Agamemnon Road. We look forward to reviewing the assessment to satisfy BRE criteria and the relevant policies for Camden Council.

Yours sincerely,

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