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London Borough of Camden  
Planning and Built Environment  
Planning Applications

Monday, June 27, 2016

CONCERNING:

156 West End Lane  
Planning Application no. 2015/6455/P

**OBJECTION: Material Planning Consideration: Overshadowing and Loss of Sunlight**

**Application Documents referred to:**

1. **"Design and Access Statement "** page 20 - 2.6. Orientation & Daylight/Sunlight

COMMENTS:

- This page states that the Daylight Sunlight Envelope" was received "as part of the site from Deloitte sales information commissioned by LB Camden" i.e. it was prepared for commercial purposes, presumably to a brief by LB Camden and as such is not appropriate for proper technical assessment.
- However other than this page, the D&A Statement offers no analysis of the Daylight Sunlight Envelope.
- The "indicative daylight model" shown on this page is a single static image that does not say at what time of year the sun path was taken. Nor does it provide any detail as to how the sun travels across the sky throughout the day/throughout the year.
- In my opinion the statement on this page that "any structures built along the southern boundary will cast shadows due north" is **wholly inaccurate and misleading**. In fact any built structure, anywhere on this site, will cast a shadow in nearly every direction, depending on the season and the time of day.

2. **"REVISED Daylight and Sunlight (Neighbouring Properties) June 2016 156 West End Lane- Planning Submission-BRE"** Prepared by Right of Light Consulting, Chartered Surveyors (Address given on document), Appendix 4: OVERSHADOWING IMAGES OF AMENITY AREAS. Specifically: images on pages 104-109: Shadow Analyses, existing and proposed, as on 21 March and 21 June, and 21 December

COMMENTS:

- For assessment of this application, daylight/sunlight and overshadowing are key factors.
- This would require a comprehensive computer-generated sun path study to form part of the application, plotting the sun path at winter and summer elevations, from sunrise to sunset, for the whole year, as existing and after completion of the proposed buildings.
- The images on pages 104-109 do in fact appear to come from a sun path study. However they only show overshadowing from due south.
- In my opinion this information, as submitted, is **wholly inaccurate and misleading** and prevents any proper assessment of the effects of sunlight and shadowing at all times throughout the year.

**STATEMENT OF OBJECTION**

In my opinion **the submitted documentation on Daylight and Sunlight Analysis is wholly inadequate and would be open to legal challenge**. I therefore suggest that this application be deferred until comprehensive daylight and sunlight documentation has been submitted and put out for public consultation.

Yours sincerely

Thomas Muirhead