

GVA Schatunowski Brooks

Our ref: GF05/se02/02B440251



29 July 2016

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Dear Vicky

Section 73 Amendment to Proposals for South Hampstead Synagogue, 21-22 Eton Villas, London NW3 4SG

Daylight and Sunlight

Further to the consented planning application for the above site (London Borough of Camden Planning reference 2013/7887/P, granted 28th January 2016) we have been made aware of a non-material amendment (section 73 application) to the design which was analysed in detail in our Daylight and Sunlight report submitted with the consented application.

These changes are set out below:

- Raising of the parapet adjacent to 23 Eton Villas by 450mm; and
- Raising of roof lantern for an increased lift overrun.

For ease of reference these changes are annotated on the attached drawing.

Amendment to Parapet

The small change to a limited part of the parapet wall adjacent to 23 Eton Villas is expected to have a '*de minimis*' impact to the reported daylight and sunlight assessment results.

The section of wall being raised is entirely in line with the upper set-back massing of the synagogue, which forms the main obstruction.

The potentially affected room serving 23 Eton Villas is located in the side extension to the main dwelling, understood to be used as non-habitable storage area given its location to the rear of the garage.

As such the BRE Guidance would not consider a room of this type to have a reasonable requirement / expectation of Daylight and Sunlight amenity based on its use and therefore in any case would not be considered by the BRE to be especially sensitive to impacts.

Increase in Height of Lift Overrun

The lift overrun is proposed to be raised by approximately 1 metre.

As can be seen on the attached drawing, this section of the roof is set significantly back from the adjoining properties. This area would not be visible from 23 Eton Villas and therefore would not affect this property.

The potentially affected properties across Eton Villas are a significant distance away from this small additional height and massing, meaning no noticeable difference to the current assessment figures reported. The windows lower down the elevations facing the proposals would not see these high level changes. The windows higher up may see the small changes but would generally have much better access to skylight given their height and general lack of obstructions. As such the differences are not expected to be noticeable.

In overall terms this would mean no material differences impact to occupants of the dwellings across Eton Villas facing the proposals.

The analysis results for these properties on Eton Villas in respect of the consented development confirmed that all potentially affected windows would retain significantly in excess of the BRE minimum recommendation of at least 27% VSC.

The small proposed change in the height of the lift overrun would not be expected to alter this baseline, meaning all would continue to retain in excess of the BRE recommendations.

Overall

In overall terms therefore it can be seen that there will be no material impact to the previous assessment results in respect of the consented development when compared to the recent changes being proposed as attached to this letter.

This means that occupants of dwellings neighbouring the proposed development would not experience any material impact to their existing Daylight and Sunlight amenity as a result of the proposed development.

Yours sincerely

A handwritten signature in black ink that reads "Gregory Francis". The signature is written in a cursive, slightly slanted style.

Gregory Francis MBA
For and on behalf of GVA Grimley Limited