

Ben White and Alex Watherston
4 Falkland Place, Kentish Town, London NW5 2PN

Camden Council
Development Management,
Camden Town Hall,
Judd Street,
WC1H 9JE

20th feb 2017

Your ref: 2016/5780/P

Dear Sirs,

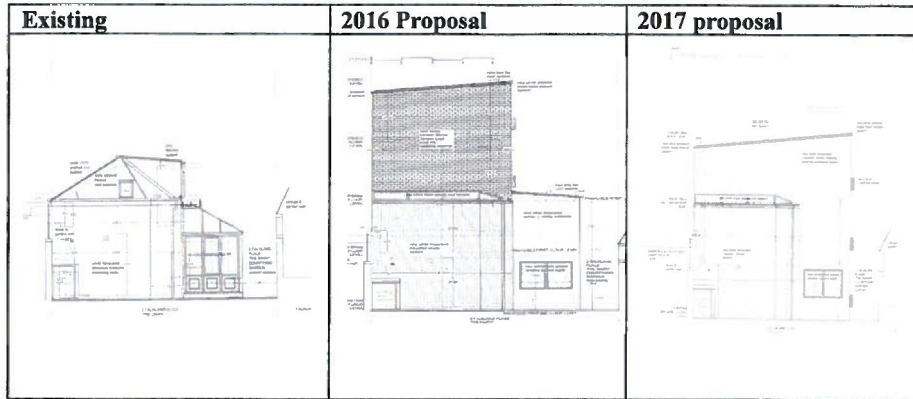
Planning application 2016/5780/P relating to The Old Dairy 2 Falkland Place London NW5 2PT

On 21 October 2016, our neighbours applied for planning permission for a huge extension upwards of their house. On 31 October 2016 we objected. On 1 February 2017, a notice went up outside our house, saying that a planning application had been received. When we looked at the documents on the Camden planning website, it was apparent that, while keeping the same planning application number as before, our neighbours had substantially changed what they were applying for to an even more massive extension than before.

The description of the proposed development has changed substantially as well, with the following amendment having been made:

Erection of ~~2 storey roof extension and double storey front extension~~ **additional storey at second floor level, infilling of first floor level and erection of double storey front extension** following demolition of existing conservatory and associated alterations to existing dwelling house

We can illustrate the difference as far as we are concerned by comparing the south elevation (facing our house) as it is now, as it was originally proposed, and as it is now proposed:



We are very surprised that it is possible for our neighbours to make such a big change in their proposed development without having to make a new planning application.

The new plans are even worse than the original plans. Although the height is a little lower, the massing and sense of enclosure created by the new proposed building will be much greater.

We would ask that all the objections made in our letter of 31 October 2016 are taken into account in considering these new plans.

The new plans were accompanied by a Daylight and Sunlight Assessment prepared by a company called T16 Design. This says that the impact on the light to our windows will be within the amounts suggested as acceptable by the BRE report "Site Layout Planning for Daylight and Sunlight".

We have commissioned our own independent assessment on this issue from The Chancery Group. A table showing the results of their report is attached to this letter. As you can see, their assessment is that the effect of the proposed development on the light to our windows will substantially exceed the amounts suggested as acceptable by the BRE, in the case of our ground floor French windows, marked as window 1 in the window schedules of the T16 Design report. On the basis of the assessment by The Chancery Group, it is clear that planning permission must be refused on this ground alone.

We are also in the process of preparing a computer prepared visualisation comparing the current outlook from our living room window to what we will have to look at if the development is carried out. We hope to be able to get that to you by Friday 24th February 2017; the notice on the lamppost says that this is the deadline for submitting observations. This will show very clearly the sense of enclosure that the development will create.

Yours faithfully,

Ben White and Alex Watherston



Camden Council
5 Pancras Square
London
N1C 4AG

FAO Samir Benmbarek

20 February 2017

DRAFT

[REDACTED]

Dear Sirs,

4 Falkland Place and The Old Dairy, 2 Falkland Place London, NWS – Daylight and Sunlight Matters

We refer to the recent planning application and associated supporting documentation ("Application") filed by Philip Roys on behalf of Mr Brian Armstrong. The Application relates to the redevelopment of The Old Dairy, 2 Falkland Place, London, NWS 2PT ("proposed development").

We have been instructed by Mr White ("our client") to undertake a preliminary daylight and sunlight review of his property known as 4 Falkland Place ("the property").

Our client is extremely concerned with the potential construction of the proposed development and the impact this will have upon the existing light levels within his property.

It is noted that the Application has included a daylight and sunlight report produced by T16 Design in December 2016 ("the Report"). In summary, the report suggested that the property would be fully compliant with the BRE Guidelines for daylight.

Upon consideration of the proximity of the proposed development and the positive Vertical Sky Component (VSC) results presented within the report, we have undertaken an independent assessment to quantify the potential daylight impacts to 4 Falkland Place with the proposed development in place.

The daylight assessment has been undertaken in accordance with the British Research Establishments (BRE) Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (Second Edition, 2011). Referred to in this letter as the "BRE Guidelines".

To mirror the assessment provided in the Report, we have focused upon the VSC impacts for daylight.

The VSC test calculates the potential for daylight to a building and measures the amount of light available at the centre of the outside plane of a window using the Waldram method of analysis.

The BRE Guidelines suggest that a noticeable impact would likely occur if the VSC with the development in place, is both less than 27%, and less than 0.8 times its former value.

We have adopted the same window numbers set out within the Report for ease of reference. Window 1 serves a studio and windows 2, 3 and 4 serve a primary living kitchen diner.



The results of our VSC assessment show that window 1 (studio) would likely demonstrate alterations of approximately 40% from the existing baseline condition. The BRE Guidelines suggest that if there is over a 20% reduction, the daylight could be adversely affected. This is substantially different to the daylight results presented within the Report.

In relation to Windows 2, 3 and 4 (living kitchen diner), our VSC assessment results shows that windows 2 and 3 would likely demonstrate alterations of approximately 28% from the existing baseline condition. Again, this is sustainably different to the results presented with the Report.

Table 01 – VSC Assessment

Floor Ref	Room Attribute	Window Ref		VSC	Pt/Ex
4 Falkland Place					
Ground	Studio	W1	Existing	20.19	0.57
			Proposed	11.55	
	Hall/Stairs	W5	Existing	19.68	0.50
Proposed			9.87		
First	Living/Kitchen	W2	Existing	26.71	0.81
			Proposed	21.53	
		W3	Existing	25.76	0.72
			Proposed	18.57	
		W4	Existing	24.58	0.72
			Proposed	17.66	

As a final point, whilst it is appreciated that trees are not normally included within a daylight and sunlight assessment, it would seem prudent to include them in this type of scenario. As the existing trees are located close to the windows and directly to the east on our client's property (where visible sky is being calculated), the trees have the potential to drastically reduce the availability of light and compound the loss of daylight further.

In conclusion, the VSC daylight results prepared by T16 Design are substantially different to our findings. On the basis of our preliminary VSC review, the proposed scheme in its current form could detrimentally impact upon our client's property and there will be a material loss of daylight to our client's property in excess of the BRE Guidelines as a result of the proposed development.

Yours faithfully,



The Chancery Group