



Apcar Smith Planning
Kinetic House
Theobald Street
Borehamwood
WD6 4PJ

24th May 2017

Planning Application Ref: 2016/5652/P

Site Address: Ornan Court, 2 Ornan Road, London, NW3 4PT

Applicant: Ornan Court Limited

Dear Carolyn,

We have undertaken internal daylight modelling of the above application, and the results were presented in our *Internal Daylight Report* (May 2016). It is understood the development proposals were designed to optimise the availability of natural daylight.

This report concluded that all proposed habitable rooms would achieve an Average Daylight Factor (ADF) result exceeding the guidance level set out in the BRE '*Site Layout for Daylight & Sunlight*' (2011), British Standard (BS8206-2008) and *Camden Planning Guidance 6: Amenity* (CPG:6).

The analysis was undertaken with the market-leading, validated Radiance software engine accounting for maintenance and frame factors in line with BS8206: 2008 guidance.

The ADF is an established methodology, and by its nature it is an average of the natural daylight in the room and so the existence of less well lit areas towards the back of the room is normal when the overall average is achieved.

Annual Probable Sunlight Hours

We have also undertaken an assessment of the Annual Probable Sunlight Hours (APSH) received by the proposed windows in the lightwell. This has been undertaken in accordance with the approach set out in BRE '*Site Layout for Daylight & Sunlight*' (2011) and *Camden Planning Guidance 6: Amenity* (2011).

APSH is defined by the BRE (2011) as '*the total number of hours in the year that the sun is expected to shine in unobstructed ground, allowing for average levels of cloudiness at the location in question*'. APSH is measured from the centre point of the glazed window area.

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The BRE and CPG6 requirement states that the window should receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.

Results of the APSH analysis are presented in Table 1 overleaf.

Table 1: Ornan Court - Annual & Winter Probable Sunlight Hours for the Proposed Development				
Assessed Windows *	APSH		WPSH	
	Result %	APSH % target	Result %	APSH % target
Window 1	40%	25%	11%	5%
Window 2	52%		18%	
Window 3	47%		20%	
Window 4	40%		19%	
Window 5	57%		22%	
Window 6	49%		22%	
Window 7	57%		21%	
Window 8	40%		16%	

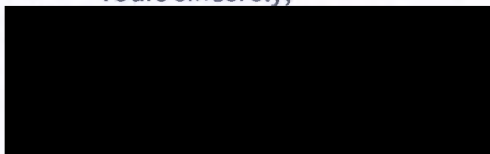
**numbered left to right as you face the building*

Table 1 demonstrates that centre of each of the eight windows receives in excess of the recommended amount of sunlight hours, thereby achieving the target as set out above.

The proposed development therefore complies with both the ADF and APSH assessment requirements of the BRE and Camden Council planning requirements (CPG6), concluding that there are no internal daylight or sunlight amenity grounds for refusal of the application.

I trust this letter helps to clarify matters.

Yours sincerely,



Christopher Scobie
Director