

Mr Gideon Whittingham  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

**Date:** 1 March 2017  
**Our ref:** 13636/03/DG/DCa/13506522v1  
**Your ref:** 2015/0441/P

Dear Mr Whittingham

## **London Borough of Camden: 53 Fitzroy Park – Daylight and Sunlight Effects**

Lichfields has been instructed by the applicant, Mrs Volossov, to review the potential daylight and sunlight impacts arising from the proposed development at the above site. This follows a similar appointment in 2015, to consider the daylight and sunlight impacts of the earlier scheme at the site, which was approved under planning permission ref. 2015/0441/P (decision notice dated 04 July 2016).

Our daylight and sunlight team is experienced at advising developers and planning authorities on the daylight and sunlight effects arising from new development in the context of the BRE guidance and relevant planning policy, so is well placed to advise on the revised scheme's impacts.

We have reviewed the revised application drawings prepared by Wolff Architects (which are limited to the removal of the approved basement level only) as well as the approved planning application drawings for neighbouring properties. It is clear from these drawings that, given the position of the proposed development, the surrounding topography, and its relative height and scale, the proposed house will have no material effect on the levels of natural light received by neighbouring properties, with the possible exception of No. 51 Fitzroy Park.

No. 51 Fitzroy Park comprises a building of two/three storeys built into the slope and situated on elevated ground to the north of the application site. While the proposed development will subtend an angle in excess of 25 degrees from the building's lower ground floor level, this floor of the property accommodates a dual aspect living/dining room which has entirely glazed facades facing south and west. The west facing window will be entirely unaffected by the development and the levels of internal daylight within the room will remain exceptionally high with the new house as proposed at No. 53 Fitzroy Park in place (measured in terms of both Average Daylight Factor and Daylight Distribution). This is illustrated in the annotated drawings at Annex 1.

In addition to the above, we would draw attention to paragraphs 6.37-6.43 of the planning officer's report to committee under the approved planning permission for ref. 2015/0441/P, which established that:

*“Due to the nature of the proposed development there would not be an impact on neighbour amenity in regard to daylight, sunlight or outlook...and access to daylight and sunlight would also not be diminished to a detrimental degree.”*

On this basis, we are comfortable that the proposed development (as revised under this new application) will not cause any material effects on the natural light levels experienced at No. 51 Fitzroy Park. No further analysis is considered necessary in the context of the BRE guidance.

Please contact me with any further queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Kelway', with a long horizontal flourish extending to the right.

**Ben Kelway**  
Planning Director


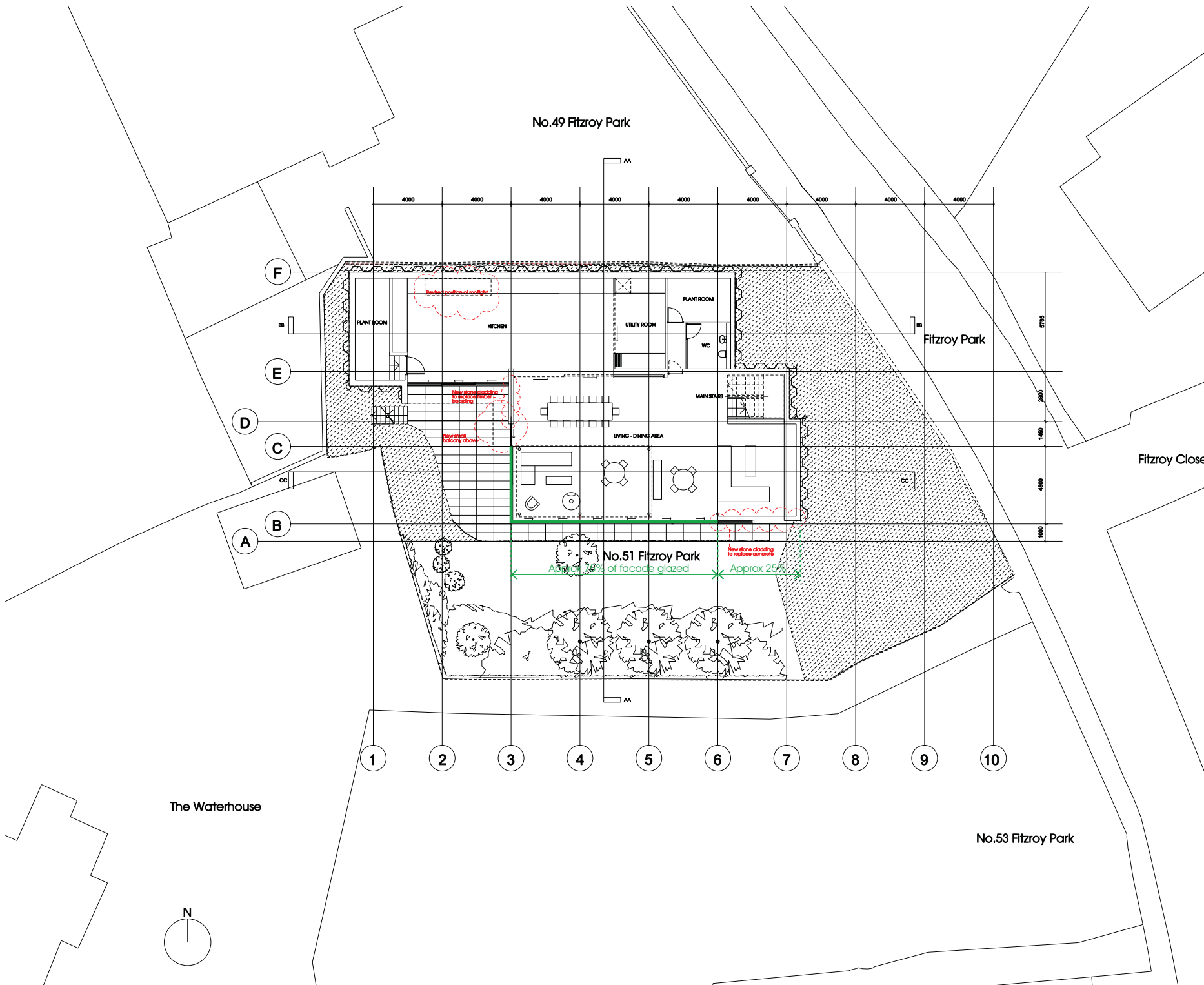


# **Annex 1: Annotated Drawings of No. 51 Fitzroy Park**

**Notes**  
 Contractor to check all dimensions on site. Do not scale from this drawing. Stanton Williams to be advised of any variation between the drawings and site conditions.  
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 To be read in conjunction with the specification and all relevant drawings.

**NOTES:**  
 Proposed amendments include:  
 1. Minor revisions to internal layout  
 2. New small balcony to west elevation  
 3. Stone cladding to south and west elevations  
 4. Revised rooflight position to west terrace  
 Refer also to As proposed GA plans 394\_PL\_36, 37 & 38 and Elevations and Sections 394\_PL\_39 & 40

Extent of glazing on south & west facades

Revision	Date	Description

Stanton Williams  
 35 Graham Street  
 London N1 8GJ  
 Phone +44 (0)20 7880 6400  
 Email [SW@stantonwilliams.com](mailto:SW@stantonwilliams.com)  
[www.stantonwilliams.com](http://www.stantonwilliams.com)

**STANTON WILLIAMS**

**Project**  
 51 Fitzroy Park  
 London  
 N6 GJA

**Drawing Title**  
 Proposed Lower Ground Floor Plan

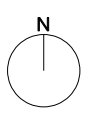
**AS PROPOSED**

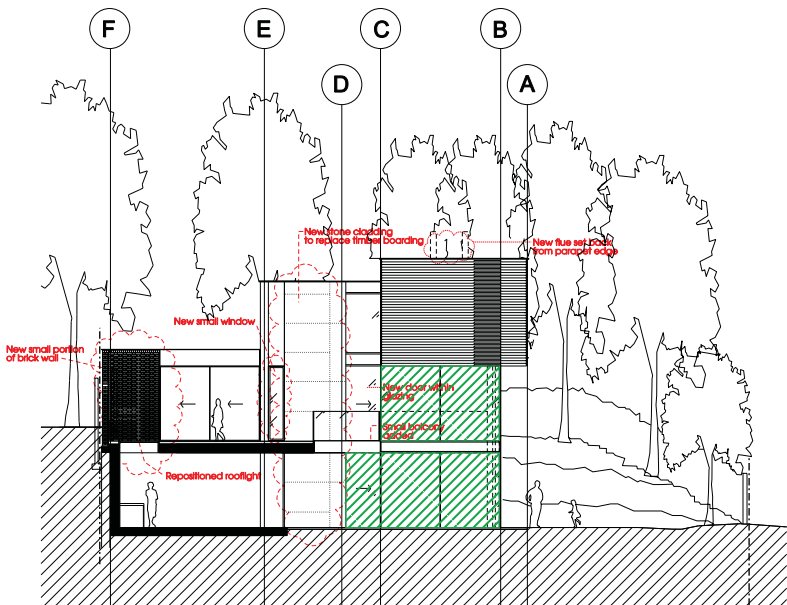
Drawn	Checked	Approved
WK	PW	PW

Date	Scale @ A1 (AS)	Status
04.07.11	1:100	Pre-Construction

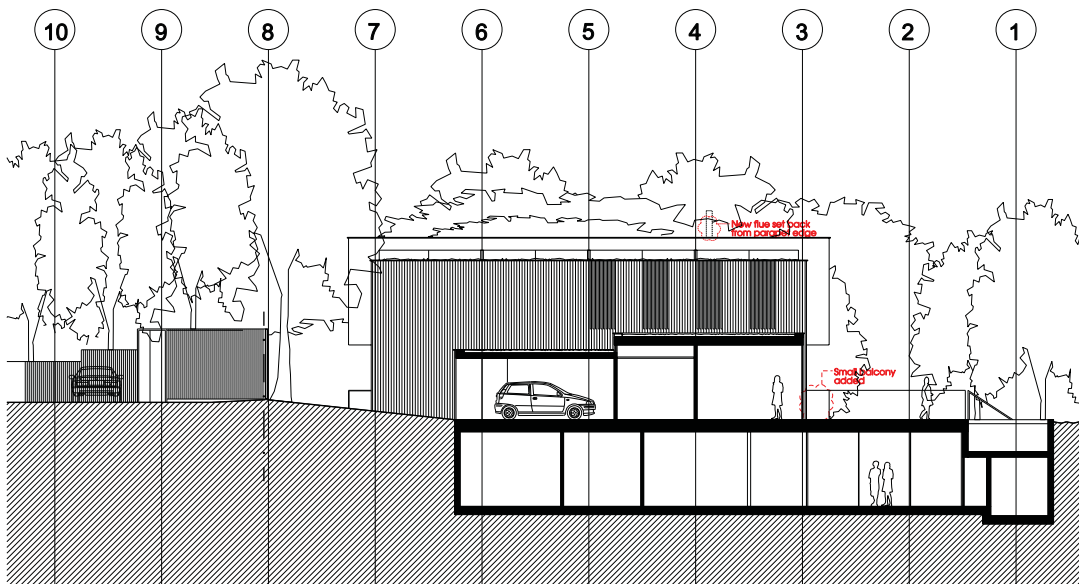
Project No.	Drawing No.	Revision
394	PL_36	

The Waterhouse

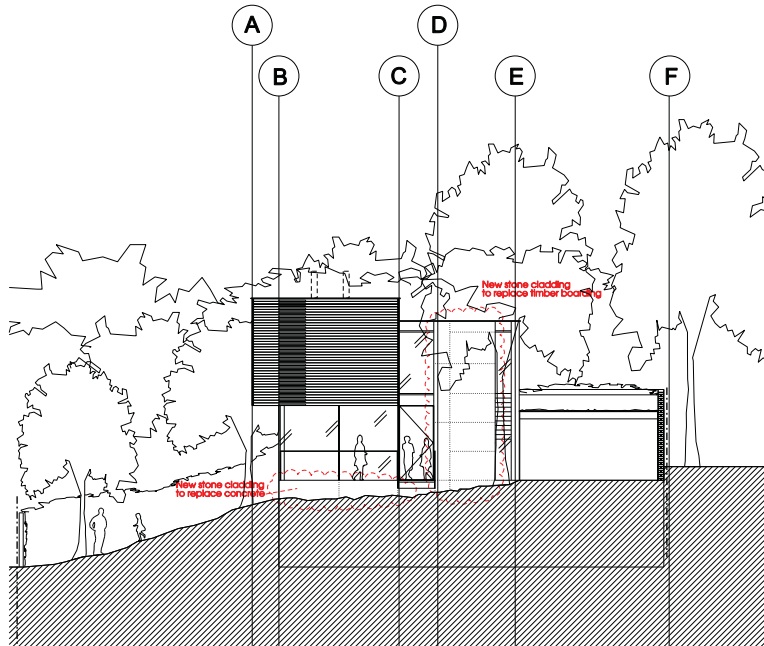




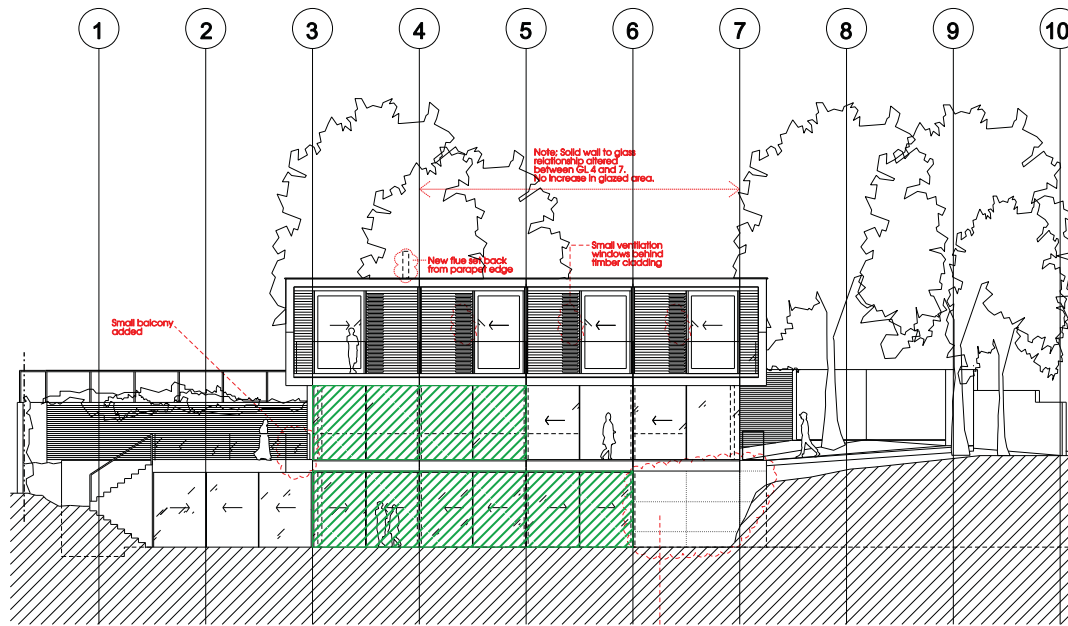
AS PROPOSED WEST ELEVATION



AS PROPOSED NORTH ELEVATION



AS PROPOSED EAST ELEVATION



AS PROPOSED SOUTH ELEVATION

**Notes**  
Contractor to check all dimensions on site. Do not scale from this drawing. Stanton Williams to be advised of any variation between the drawing and site conditions.

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To be read in conjunction with the specification and all relevant drawings.

**NOTES:**  
Proposed amendments include:  
1. Minor internal layout revisions.  
2. Small verification windows added to bedrooms.  
3. New stone cladding to east, west and south facades.  
4. Rooflight re-positioned to west terrace.  
5. New portion of brickwork added to east elevation.  
Refer also to AS proposed GA plans and Elevations/  
Sections 394\_PL\_36, 37, 38, 39, 40 & 41

Extent of glazing across south & west elevations serving lower ground floor room

Revision	Date	Description

Location

Stanton Williams  
35 Graham Street  
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[www.stantonwilliams.com](http://www.stantonwilliams.com)

**STANTON WILLIAMS**

Project  
51 Fitzroy Park  
London  
N6 6JA

Drawing Title  
Proposed Elevations with amendments

**AS PROPOSED**

Drawn	Checked	Approved
WK	PW	PW

Date	Scale @ A1 (AS)	Status
06.07.11	1:50	Pre-Construction

Project No.	Drawing No.	Revision
394	PL_40	

394 PL\_40