

Appeal APP/X5210/W/17/3181406 | 73 Maygrove road

Response from **Right of Light Consulting . Chartered Surveyors.** In response to Item 5.9 of Camden Councils decision letter / delegated report.

Email dated 02.08.17

Hi Paul,

Many thanks for your email.

I can confirm that the planners have correctly noted that the VSC test is appropriate to use when assessing the light loss to neighbouring property windows. As most of the variables are usually outside of the developers control (i.e. room area, window size etc.), the ADF test is the suitable test to use when assessing light levels within proposed dwellings – i.e. to make sure future occupiers will receive enough daylight. In this instance however, we **do** know the variables required to apply this test.

Following the above, the planners have correctly stated that there will be a noticeable loss in daylight to the window (as the window does not pass the VSC test). However, whilst there will be a noticeable loss of daylight, we are of the opinion that the loss can be considered acceptable given that the room will continue to meet its recommended ADF target for a bedroom (after the development the room achieves 1.1% against its target of 1%).

I hope the above is useful and please let me know if you require any assistance in the future.

Kind regards,

Anthony Fawell B.Sc.(Hons)
Right of Light Surveyor

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