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Mr G Whittingham
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

17th November 2017

Dear Mr Whittingham,

RE: 75 Farringdon Road, London, EC1M 3PS – Daylight and Sunlight

Point 2 Surveyors have been instructed by St. James Place Property Unit Trust to advise on the potential effects of the proposed redevelopment of 75 Farringdon Road upon the daylight and sunlight amenity to surrounding residential neighbours.

A detailed Daylight and Sunlight Report dated October 2016 was prepared in respect of the original planning application for the site (Ref: 2016/5638/B) that confirmed that the proposed development would have no noticeable effect on the daylight and sunlight amenity enjoyed by the surrounding residential neighbours, and that the scheme would comfortably comply with the recommendations of the BRE guidelines by reference to the numerical targets set out in the BRE Guide "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Second Edition" 2011.

Following a review of the section 73 application drawings prepared by Buckley Grey Yeomen Architects, we have undertaken a qualitative review of the proposals. Having considered the proposed amendments to the scheme, given that any alterations in daylight and sunlight to the neighbouring residential amenity as a result of the Approved Scheme were fractional, and well within the BRE guideline recommendations, it is considered that the section 73 amendments will give rise to no material further alterations to the daylight and sunlight levels confirmed within our Daylight and Sunlight Report dated October 2016, such that there will remain a fully BRE adherent daylight and sunlight position around the site.

It is therefore considered that the section 73 amendments will not alter the conclusions of our original Daylight and Sunlight Report dated October 2016.

Should you require any further clarification then please do not hesitate to contact me.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Matthew Harris', written in a cursive style.

Matthew Harris
For and on behalf of Point 2 Surveyors Ltd