



RIGHT OF LIGHT
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Chartered Surveyors

Right of Light Consulting

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Camden Council
Planning Solutions Team
5 Pancras Square
London
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14th February 2018

Dear Matthias Gentet,

Application Reference No. 2017/6994/P
Proposed Development at 47 Rudall Crescent, London, NW3 1RR
Impact on 45 Rudall Crescent, London, NW3 1RR

We have been appointed by Sarah and Roland Turnill the owners of 45 Rudall Crescent following concerns that the proposed Erection of a two-storey rear extension at lower and ground floor level, height increase of existing side boundary timber fences and associated landscaping to dwelling at 47 Rudall Crescent will impact upon the daylight and sunlight receivable by their property.

The Building Research Establishment (BRE) "Site Layout Planning for Daylight and Sunlight: a good practice guide" 2011 by PJ Littlefair provides guidance for the planning department to consider.

The introduction to the BRE guide at 1.1 suggests that "people expect good natural lighting in their homes and in a wide range of non-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight or sunlight helps make a building energy efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements."

We note that the applicant has not yet submitted a daylight or sunlight study in support of the application, or to evidence compliance with the BRE guidelines. As a result, we have been instructed by our clients to undertake a Case Appraisal of the issue and note that the proposed development is likely to breach the BRE 45-degree test on plan in relation to the First Floor Study window.

In light of the above breach, we would request that any decision on the application is taken with due consideration of the loss of light to our client's property. We will be happy to liaise

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with our clients to arrange access if the applicant wishes to instruct their own surveyor to assess the daylight and sunlight.

Additionally, our client is faced with loss of light concerning proposed development at 43 Rudall Crescent (under application reference 2017/7057/P). We therefore request that you consider the joint impact these applications will have on our client's property.

Please acknowledge receipt of this letter and respond accordingly with your assurance. Should you wish to discuss any aspect please do not hesitate to contact me.

I look forward to hearing from you shortly.

Yours sincerely



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