



RIGHT OF LIGHT  
CONSULTING  
Chartered Surveyors

**Right of Light Consulting**

Burley House  
15-17 High Street  
Rayleigh  
Essex  
SS6 7EW

TEL 0800 197 4836

E-MAIL [enquiries@right-of-light.co.uk](mailto:enquiries@right-of-light.co.uk)

WEBSITE [www.right-of-light.co.uk](http://www.right-of-light.co.uk)

**By Email**

Nicole Slayton-Hogan  
Garden Flat  
141 King Henrys Road  
London  
NW3 3RD

8 February 2018

Dear Ms Slayton-Hogan,

**Planning Application reference 2017/4844 – 75 Lawn Road, London NW3 2XB**

Thank you for sending me the comments submitted to Camden Council Planning Department in relation to the proposed development above and specifically, the comments made by the occupiers of 74 Lawn Road, with regards to our associated Daylight and Sunlight Study of 10 November 2017. I have reviewed the comments and I am pleased to respond as follows:

A comment was raised that no information regarding any assumptions in the report has been provided with regards to 74 Lawn Road. I can confirm that historical planning application drawings dated August 2008 from Archplan Architects and Property Management have been used to model the internal room layouts for 74 Lawn Road. The drawings include the Ground Floor Plan LR/01, First Floor Plan LR/02, Rear Elevation LR/03, Section LR/04, Side Elevation LR/05 (attached below).

Additionally, it was commented that no 3D images or contour plans were provided. The report does contain photos of the neighbouring property and identifies the position of the windows that were tested. In place of the contours for the daylight distribution test, which are open to misinterpretation, the objective daylight distribution results table is included in appendix 2 of the report. The results confirm that 74 Lawn Road meets the BRE recommendations for daylight.

A further comment has been made that a screen of tall deciduous trees may have not been taken into account. I can confirm that we have not factored in the trees for the purpose of the assessment for the following reasons. Firstly, as can be seen from the photo window key in appendix 1 of the report, there are some bushes and foliage but there are no tall trees between the proposed extension and no74 Lawn Road. In addition, the BRE daylight and sunlight guide states in section 3.3.9 that

“the question of whether trees should be included in the calculation depends on the type of shade they produce. Normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees).”

Additionally, section H1.2 of the guide states that

“where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of existing trees”.

Regulated by RICS



Company:  
Right of Light Consulting Ltd  
Registered in England and Wales  
No. 5908040

Registered Office:  
65 Kingswood Chase  
Leigh-on-Sea  
Essex SS9 3BB

Section H2.1 of the guide, as quoted by the occupier of no74, refers to the situation where a future occupier of a new dwelling may want to cut down trees if they block too much light out of their own dwelling.

A final comment raises the concern that it is not clear that the survey has enclosed the 74 Lawn Road site property and assumes too much light entering the back of the house from the west. I have enclosed a snapshot of the model used to assess the proposal on no.74 which is modelled on existing architectural drawings and an Ordnance Survey site plan.

To summarise, and as has already been set out in our study, the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

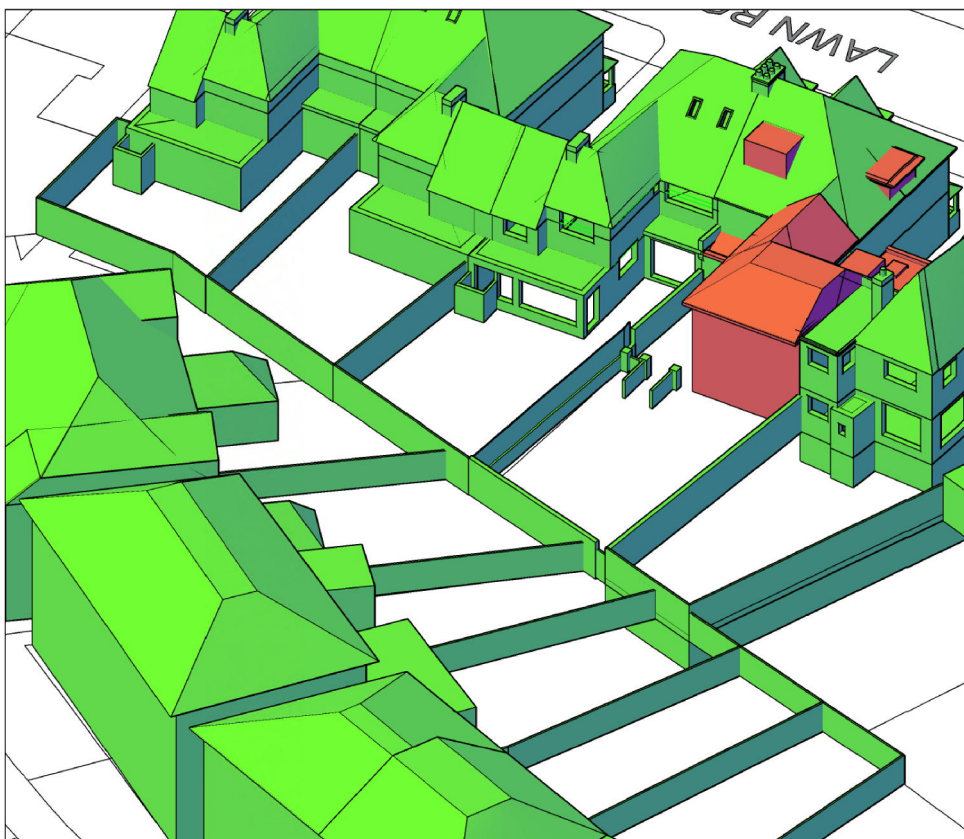
I trust that the above addresses the comments raised by the occupier of no74 and reiterates that the development will have a low impact on the daylight and sunlight receivable by the neighbouring properties.

Yours sincerely,

A solid black rectangular box used to redact the signature of Jonathan Ray.

Jonathan Ray  
Senior Right of Light Surveyor

Encl. Snap shot of 3D model  
Drawings of 74 Lawn Road



Key:

- Existing Buildings
- Proposed Extension

Project Name: 75 Lawn Road, London NW3 2XB

Drawing Title: 3D model

Scale: Not to scale Date: 08/02/18

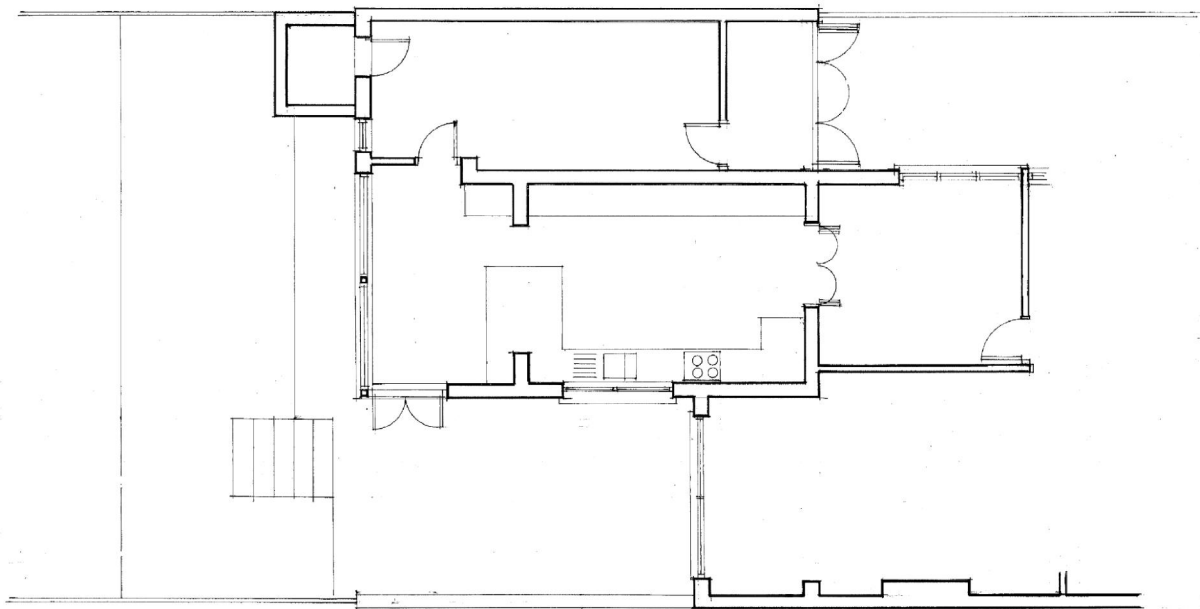
Drawing No: 1 of 1 Rev: -

Rev	Date	Details of revision



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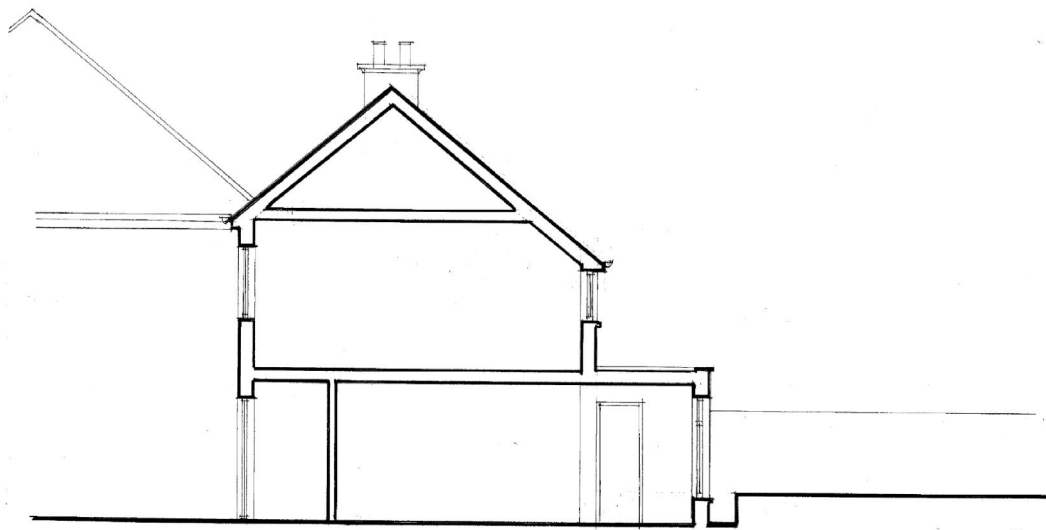
Right of Light Consulting  
Burling House  
16-17 High Street  
Rayleigh  
Essex  
SS9 7EY  
Tel: 01709 42036  
Email: enquiries@right-of-light.co.uk  
Website: www.right-of-light.co.uk



<b>archplan</b> architects and property management 30 Crommeley Crescent, London N6 5HA Tel: 020 8340 1747 Fax: 020 8347 0256	Date	AUG 08	Scale	1:50	Project	74 LAWN ROAD LONDON NW3 2XB	Drawing no.	LR / 01
	Drawn by		Checked by		Title	<b>GROUND FLOOR PLAN AS EXISTING</b>	copyright	archplan 2008



<b>archplan</b> architects and property management 30 Cholmeley Crescent, London N6 5HA Tel: 020 8340 1747 Fax: 020 8347 0258	Date	AUG 08	Scale	1:50	Project	74 LAWN ROAD LONDON NW3 2XB	Drawing no.	LR / 03
	Drawn by		Checked by		Title	<b>REAR ELEVATION AS EXISTING</b>	comment	ARCHPLAN 2008



<b>archplan</b> architects and property management 30 Chiswick Crescent, London W6 8JK Tel: 020 8540 1747 Fax: 020 8547 0258	Date	Scale	Project	Drawing no.
	AUG 08	1:50	74 LAWN ROAD LONDON NW3 2XB	LR / 04
	Drawn by		Title	copyright ARCHPLAN 2008
	Checked by		<b>SECTION</b> <b>AS EXISTING</b>	



<b>archplan</b> architects and property management 30 Cholmeley Crescent, London N6 2HA Tel: 020 8340 1747 Fax: 020 8347 0268	Date	Scale	Project	Drawing no.
	AUG 08	1:50	74 LAWN ROAD LONDON NW3 2XB	LR / 05
	Drawn by		Title	client name architect no. 2008
	Checked by		<b>SIDE ELEVATION AS EXISTING</b>	