

Planning and Built Environment  
London Borough of Camden  
Camden Town Hall  
Judd Street  
London WC1H 9JE

Our Ref : 1117-01-02(1)

DATE: 17<sup>th</sup> APRIL 2018

c/o Nicholas Taylor and Associates, 31 Windmill Street, London W1T 2JN

Dear Sirs

TOWN & COUNTRY PLANNING ACTS - Daylight and Sunlight Assessment  
Application Site at: 307-309 Finchley Road, London NW3 6EH

1.00 2<sup>nd</sup> ADDENDUM REPORT:

1.01 This is a 2<sup>nd</sup> addendum report in qualification of the earlier addendum report dated 5<sup>th</sup> April 2018 under reference 1117-01-02.

2.00 IN BRIEF:

2.01 I have been requested to qualify the impact that the proposed rear lightwell extension of No 309 Finchley Road will have on the interior daylight of the permitted development lightwell rooms at the rear of No 307 Finchley Road; given in the 1<sup>st</sup> addendum report as minor / moderate.

3.00 TERMS OF REFERENCE:

3.01 The report reference 1117-01-01(3) dated 23<sup>rd</sup> August 2017, “the amendment report”, and the officially adopted guideline terms given by its paragraph 3.01

3.02 The drawings forming a part of the planning application, and more particularly as these have most recently been amended to reduce the size of the proposed rear lightwell extension of No 309 Finchley Road, by one floor; and the appendices attached herewith 1117-A05, 1117-A06, 1117-A07 and 1117-A08.

3.03 The Assessment Criteria recited in the amendment report under its paragraphs 4.07, 4.08 and 4.09, more particularly reproduced as follows:

/Continued ...

[1 / 9]

3.031 Under paragraph 4.07 of the amendment report:

NEGLECTIBLE OR MINOR ADVERSE ENVIRONMENTAL EFFECT:

(i) Factors implying a negligible or minor adverse environmental effect will include minimal obstruction of access to the sky for the cohesive future development of adjoining neighbouring land, and an un-noticeable or just noticeable reduction of daylight and sunlight to a small number of overlooking windows serving the habitable rooms in neighbouring residential buildings.

(ii) When the reduction values are  $1/5^{\text{th}}$  or less than the existing values the implication is that the effect will be negligible; and, it is submitted, though not expressed by the guidelines, that when this reduction is more than  $1/5^{\text{th}}$  but less than  $2/5^{\text{th}}$ , then the effect may be considered minor.

3.032 Under paragraph 4.08 of the amendment report:

MODERATE OR MAJOR ADVERSE ENVIRONMENTAL EFFECT:

(i) Factors implying a moderate or major adverse environmental effect will include the obstruction of access to the sky for the cohesive future development of adjoining neighbouring land, and a noticeable reduction of daylight and sunlight to a large number of overlooking windows serving the habitable rooms in neighbouring residential buildings.

(ii) Though not expressed by the guidelines, it is submitted that when the reduction values move through  $2/5^{\text{th}}$  of the existing values, then the effect may be regarded moderate; but that if they transcend  $3/5^{\text{th}}$ , the effect will probably be considered as major.

3.033 Under paragraph 4.09 of the amendment report, concerning buildings on, or in proximity of, the curtilage boundary line:

It is submitted that in those cases where buildings do admit daylight and sunlight through windows that face adjoining neighbouring lands, on, or near to the curtilage boundary line, alternative values may be deemed to locally apply by a balanced policy that seeks to permit lands that adjoin one another, to contain buildings of a similar plot ratio, and without any unfair detriment arising against one another.

4.00 COMMENTARY and FINDING: [Please see Appendices 1117-A05, 1117-A06, 1117-A07 and 1117-A08]

4.01 The development proposal will reduce the exterior vertical sky component values of all of the lightwell windows of the permitted development accommodation in the range  $1/5^{\text{th}} < \text{VSC} < 3/5^{\text{th}}$ , which may be regarded as having a minor to moderate daylight impact, but that this accommodation also benefits from other primary window daylight sources which do not overlook the curtilage boundary line.

4.02 Accordingly a more detailed exercise with reference to the established interior daylight values of the existing habitable accommodation within the development proposal, has been undertaken to assess whether or not the permitted development accommodation might be regarded to unfairly dominate the development proposal.

4.03 Interior daylight values within the permitted development studio accommodation of No 307 Finchley Road, after the development proposal:

(i) Ground Floor Studio 4

(a) ADF = 0.4%

(b) L = N/A

(c) DD = 18%

Observation: The development proposal will not reduce the interior daylight distribution and the found adf value does not descend below the accustomed values attributable to the existing habitable room accommodation of the lightwell accommodation at 309 Finchley Road.

(ii) First Floor Studio 4

(a) ADF = 0.4%

(b) L = N/A

(c) DD = 24%

Observation: The development proposal will not reduce the interior daylight distribution by more than 0.8 times its former value, and the found adf value does not descend below the accustomed values attributable to the existing habitable room accommodation of the lightwell accommodation at 309 Finchley Road.

(iii) Second Floor Studio 4

(a) ADF = 0.6%

(b) L = N/A

(c) DD = 25%

/4.03 (iii) continued ....

Observation: The development proposal will not reduce the interior daylight distribution by more than 0.8 times its former value, and the found adf value does not descend below the accustomed values attributable to the existing habitable room accommodation of the lightwell accommodation at 309 Finchley Road.

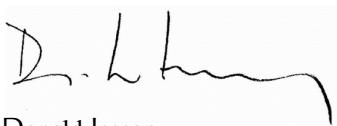
- (iv) Third Floor Studio 4
- (a) ADF = 1.4%
  - (b) L = N/A
  - (c) DD = 80%

Observation: The development proposal will not reduce the interior daylight distribution by more than 0.8 times its former value, and the found adf value does not descend below the accustomed values attributable to the existing habitable room accommodation of the lightwell accommodation at 309 Finchley Road.

4.00 CONCLUSION :

4.01 The development proposal presents an environmental improvement without detriment to adjoining lands.

Yours faithfully



Donald Jessop

Jessop Associates (UK) Ltd  
DAYLIGHT AND SUNLIGHT CONSULTANTS

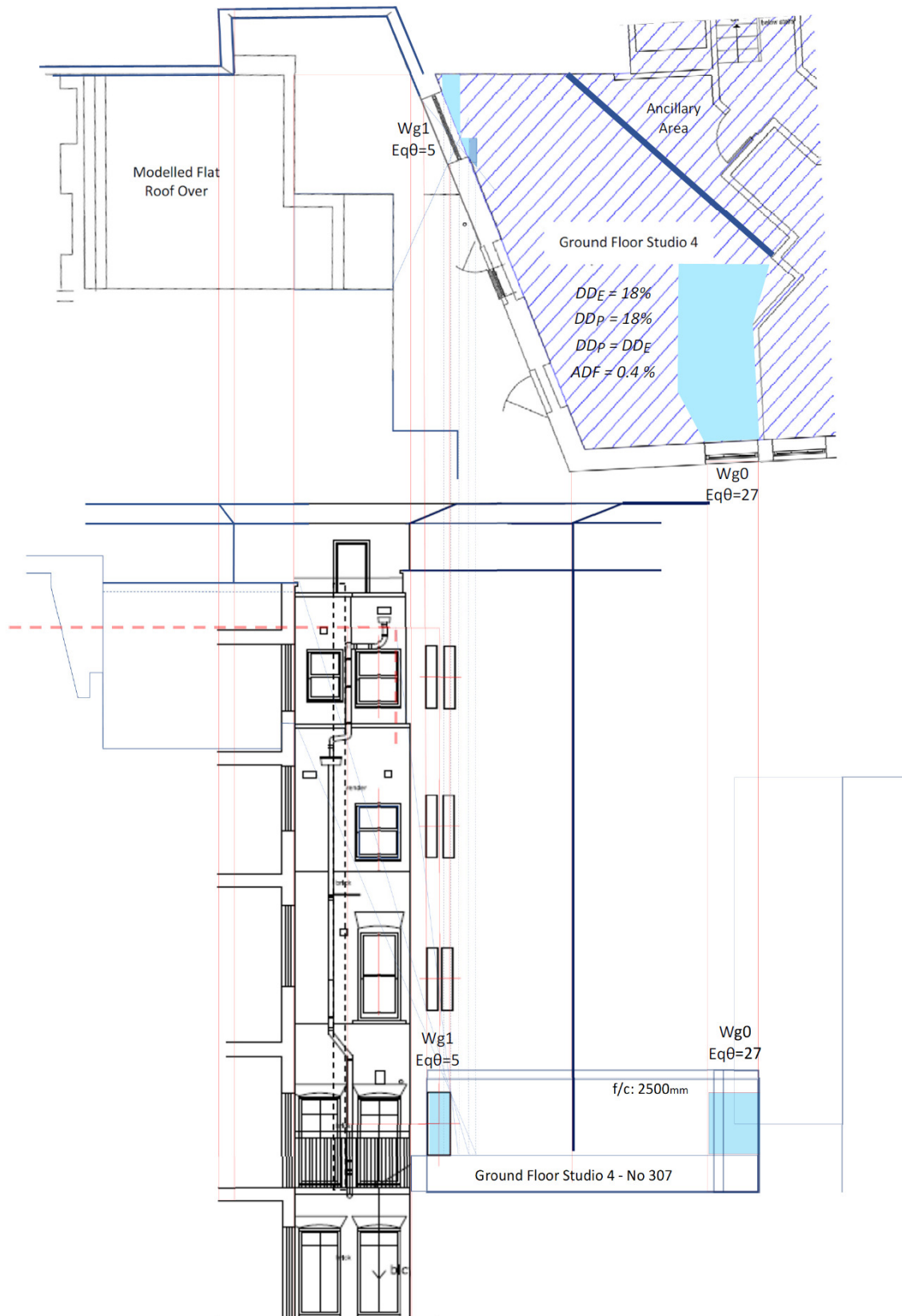
## APPENDICES

<b>1117-A05</b>	Daylight Modelling for Interior Daylight Values .... p 6
<b>1117-A06</b>	Daylight Modelling for Interior Daylight Values .... p 7
<b>1117-A07</b>	Daylight Modelling for Interior Daylight Values .... p 8
<b>1117-A08</b>	Daylight Modelling for Interior Daylight Values .... p 9

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TOWN and COUNTRY PLANNING ACTS (BRE Guideline Criteria)

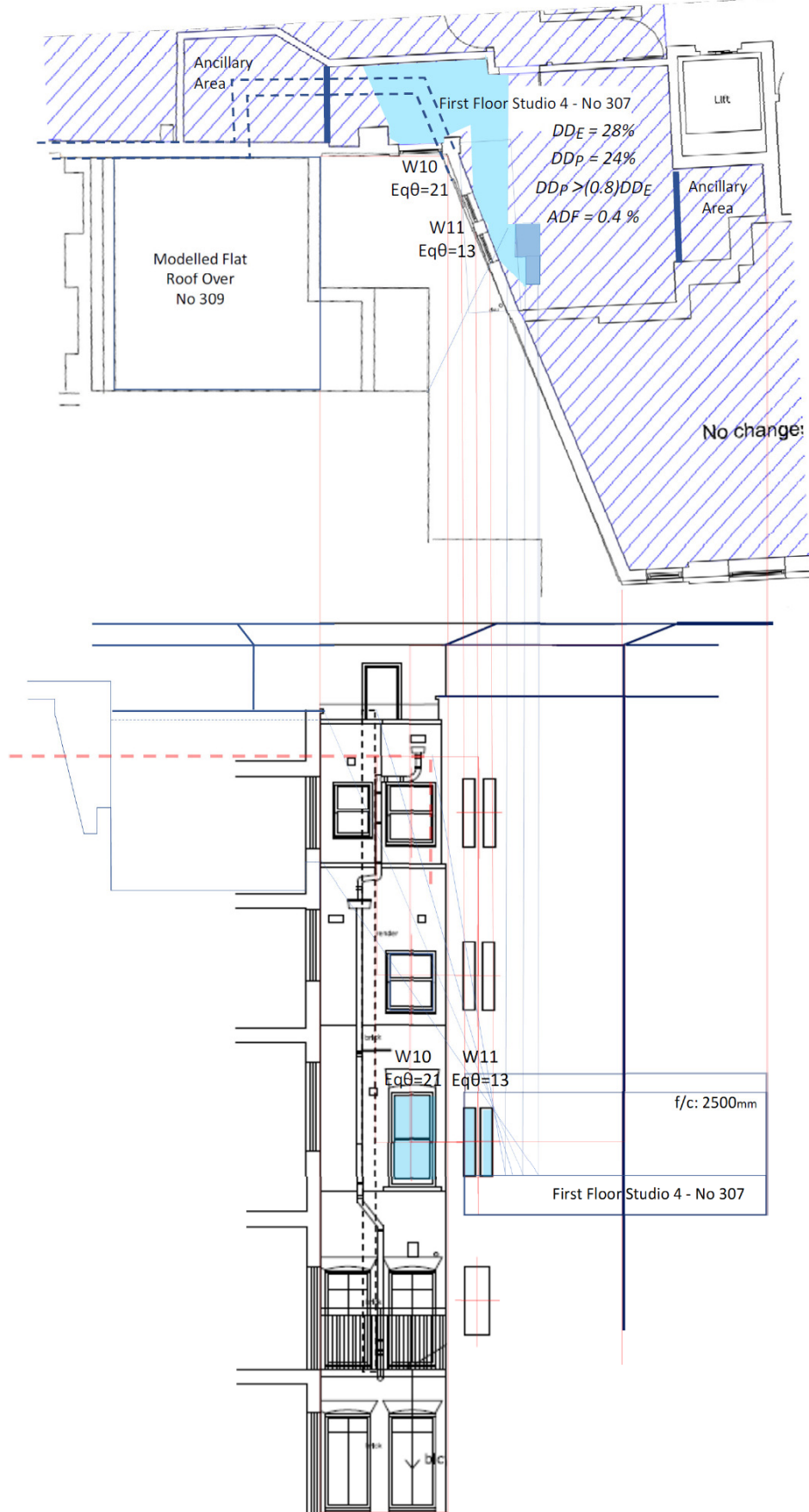
Extract Drawings for Identification and Modelling Purposes ONLY - Reduced Scale (subject to survey verification) - April 2018



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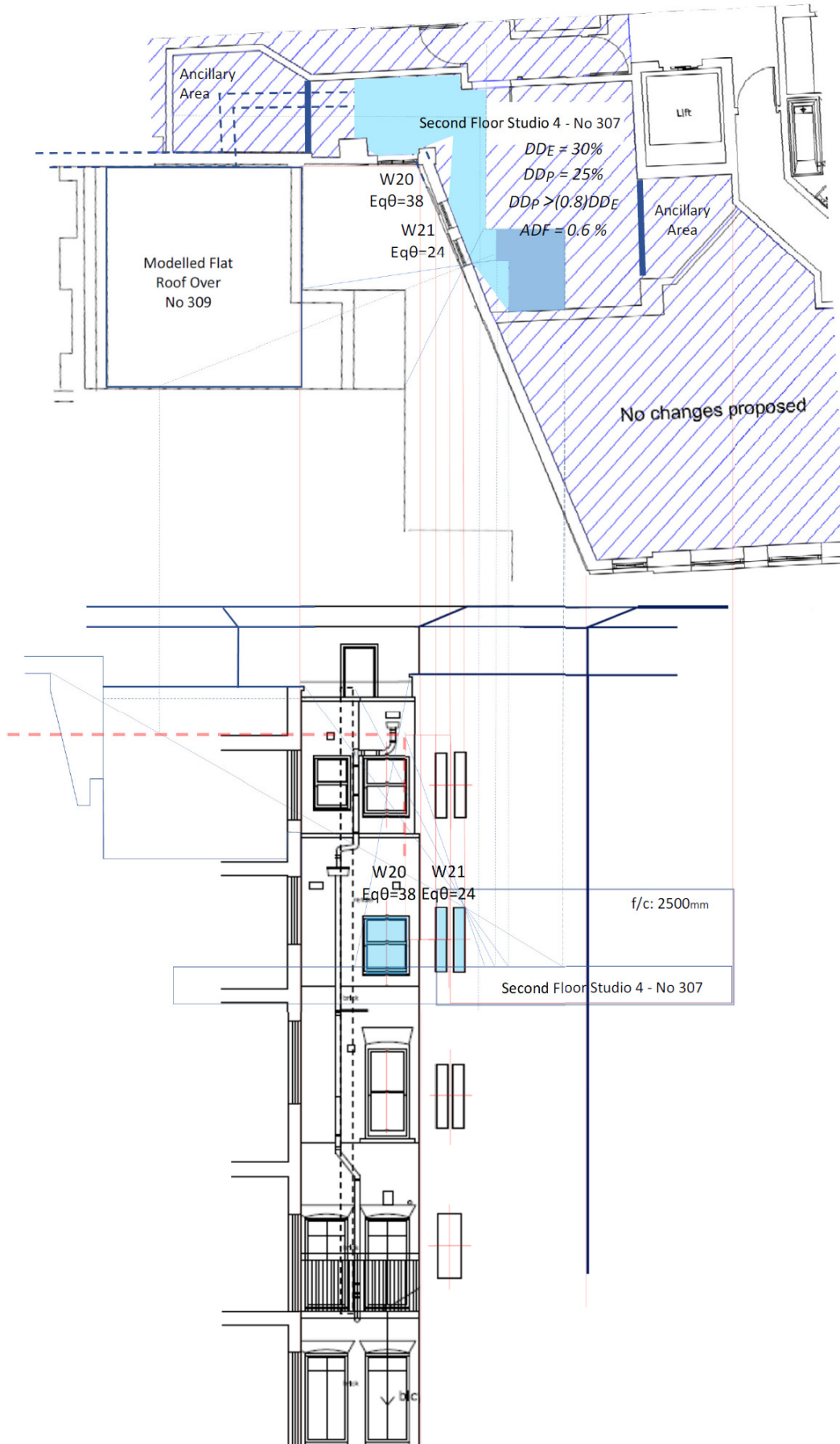
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