

**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).

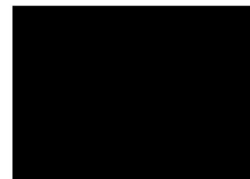
Additionally, it was commented that no 3D images or contour plans were provided. The report does contain photos of the neighbouring property and identifies the position of the windows that were tested. In place of the contours for the daylight distribution test, which are open to misinterpretation, the 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”.



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'.

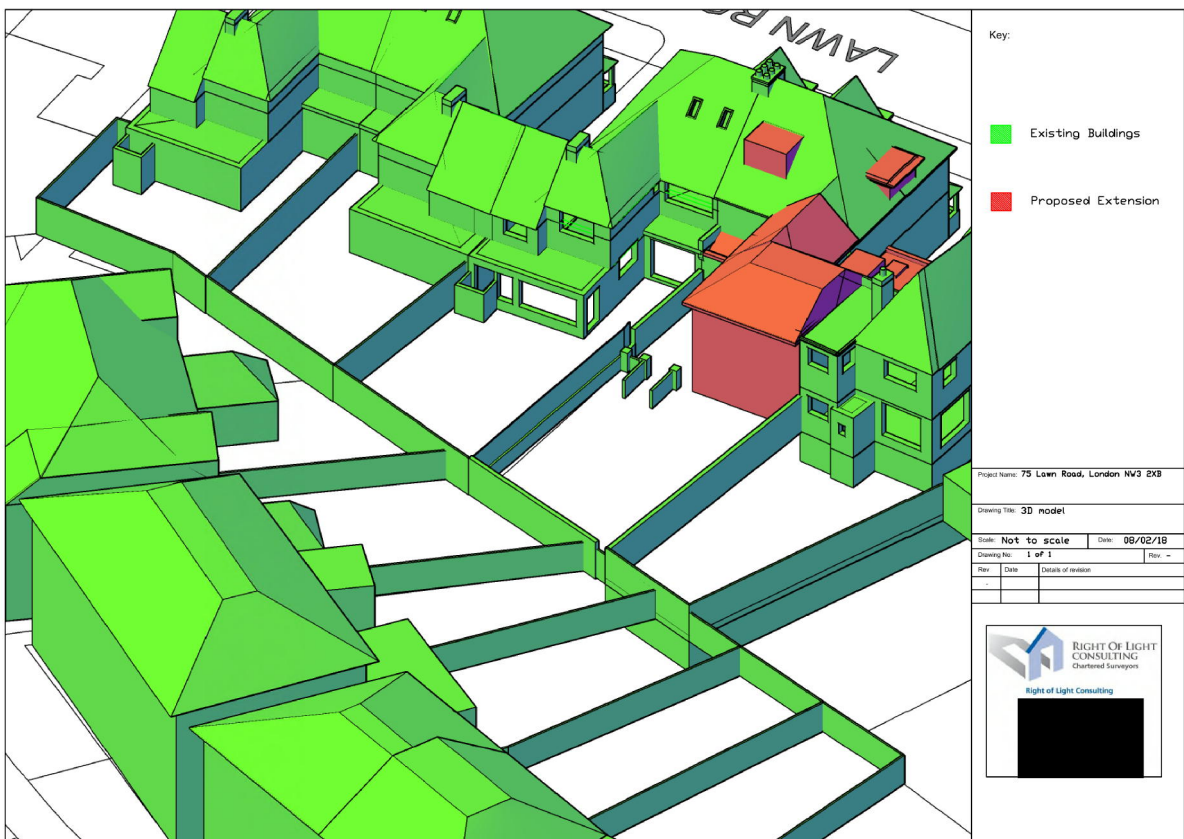
I trust that the above addresses the comments raised by the occupier of no74 and reiterates that the development will have a low impact on the daylight and sunlight receivable by the neighbouring properties.

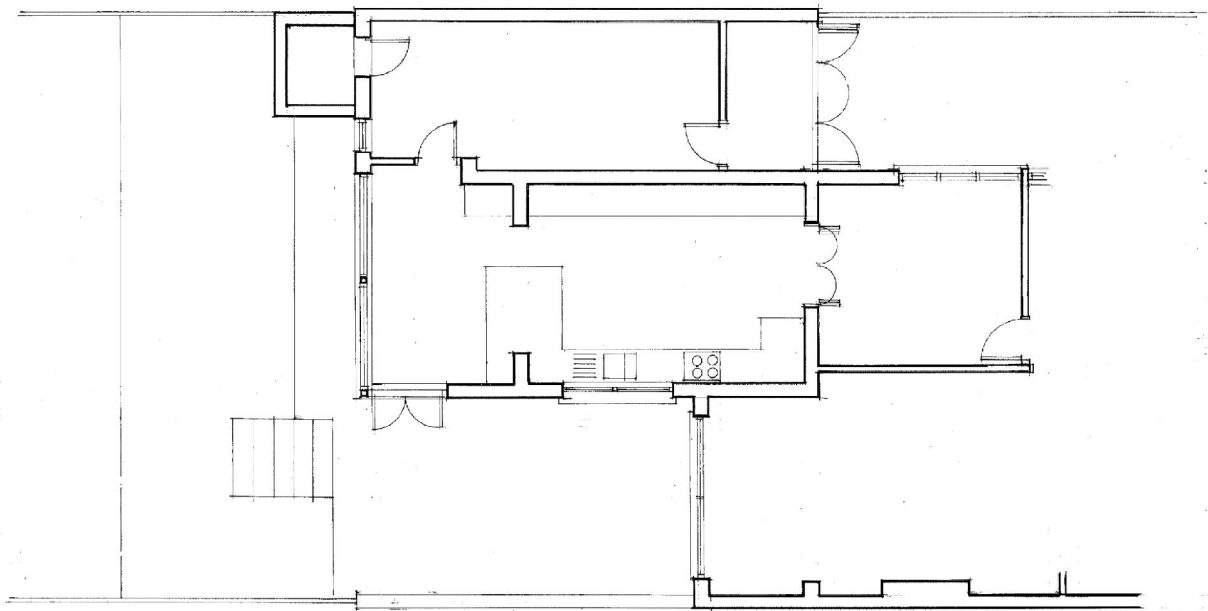
Yours sincerely,



Jonathan Ray  
Senior Right of Light Surveyor

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

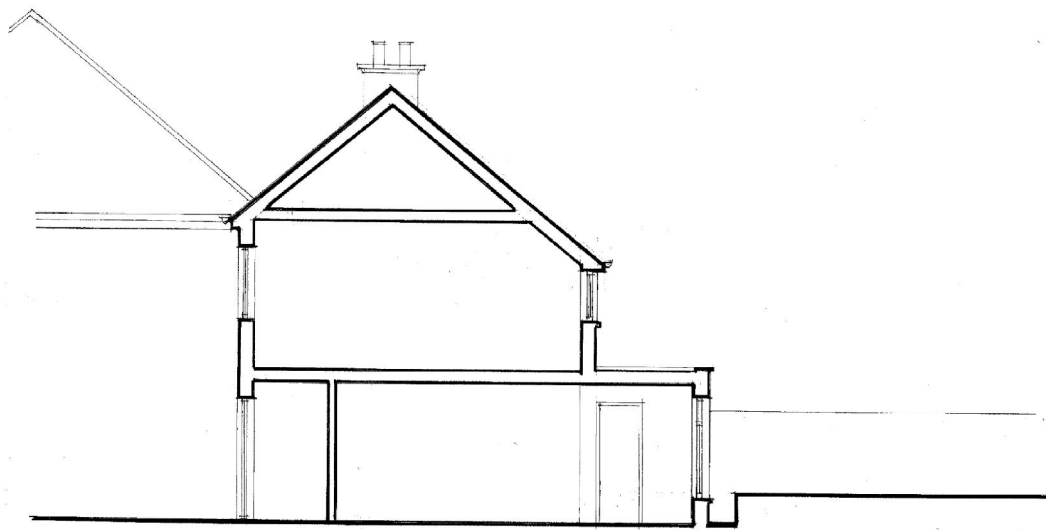




<b>archplan</b> architects and property management	Date	Scale	Project	Drawing no.
	AUG 08	1:50	74 LAWN ROAD LONDON NW3 2XB	LR / 01
	Drawn by		AS EXISTING	COMPONENT ARCHITECTS 2008



archplan architects and property management	Date	Scale	Project	Drawing no.
	AUG 08	1:50	74 LAWN ROAD LONDON NW3 2XB	LR / 03
	Drawn by		REAR ELEVATION AS EXISTING	comment ARCHPLAN 2005
Checked by				



archplan architects and property management [REDACTED]	Date	Scale	Project	Drawing no.
	AUG 08	1:50	74 LAWN ROAD LONDON NW3 2XB	LR / 04
	Drawn by		Title	copyright ARCHPLAN 2003
	Checked by		SECTION AS EXISTING	



archplan architects and property management	Date	Scale	Project	Drawing no.
	AUG 08	1:50	74 LAWN ROAD LONDON NW3 2XB	LR / 05
	Drawn by		File	copyright archplan, 2008
	Checked by		<b>SIDE ELEVATION AS EXISTING</b>	