



General Notes:

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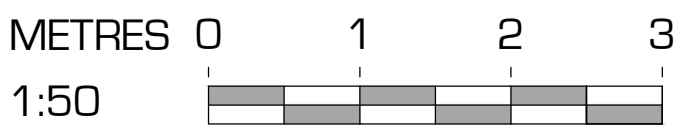
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NOTES

A = RED BRICK
B = STONE
C = CLAY TILES
D = WHITE ALUMINIUM FRAMES



Rev	Date	Notes	REVISION

PROJECT
3 KIDDERPORE AVENUE
LONDON
NW3 7SX

CLIENT

ZONE A	DISCIPLINE ARCHITECTURE	STATUS APPEAL
LEVEL A	DRAWING NUMBER KP16-APP-208	REVISION
CAD FILE		XREF FILE
JOB NO.	CJ/SIB	
DRAWING TITLE PROPOSED SIDE ELEVATION FROM NO.1A		
SCALE 1:50	DATE 08.05.2018	DRAWN AW
	CHECKED IS	



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PROJECT TITLE
3 KIDDERPORE AVENUE

APPENDIX 12.0
Photographs of nearby houses





























APPENDIX 13.0
Daylight and sunlight report

REPORT

**3 Kidderpore Avenue
London NW3**

**Daylight and Sunlight
to
Neighbouring Properties**

SEPTEMBER 2016



CONTENTS OF REPORT

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- Appendices:**
1. Location Plan, CAD Model, Architect's Plans
 2. Daylight and Sunlight Results – Neighbouring Residential Properties
 3. Photograph – 1a Kidderpore Avenue

Prepared by:



John Carter FRICS
For and on behalf of
Brooke Vincent + Partners

email: john.carter@brooke-vincent.co.uk

16 September 2016

3 Kidderpore Avenue, London NW3

Daylight & Sunlight

We are instructed to report upon the daylight and sunlight aspects of this Planning Application in relation to neighbouring residential properties.

Our report is based upon the scheme drawings prepared by S. Ilan Architectural Workshop Limited, survey information, photographs, and daylight and sunlight studies prepared by BVP.

1.0 SUMMARY

- 1.1 This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), *"Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice"* and local planning policy.
- 1.2 Our studies have confirmed that the amenity values of daylight and sunlight to neighbouring residential properties would be retained to a level that satisfies BRE criteria.
- 1.3 In summary, the scheme satisfies BRE's recommendations and criteria and therefore Camden's relevant planning policies.

2.0 PLANNING POLICY

London Borough of Camden

- 2.1 Camden's *Local Development Framework (LDF)*, November 2010, sets out the key elements of the Council's vision for the Borough through its Core Strategy, while detailed planning criteria are defined through its development policies which are detailed below:

Core Strategy

POLICY CS5 – Managing the impact of growth and development

The second part of this Policy confirms:

“The Council will protect the amenity of Camden’s residents and those working in and visiting the Borough by:

- (e) Making sure that the impact of developments on their occupiers and neighbours is fully considered.”*

In the explanatory notes following this Policy item 5.8 confirms: *“We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.”*

Development Policies

POLICY DP26 – Managing the impact of development on occupiers and neighbours

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include;

- (b) Overshadowing and outlook*
- (c) Sunlight, daylight and artificial light levels.”*

The London Plan 2016 (Including Housing Standards minor alterations - March 2016)

- 2.2 The London Plan forms part of Camden's Development Plan. The Housing Supplementary Planning Guidance 2012, defined in greater detail the London Plan's Housing requirements and standards were replaced by the House Supplementary Planning Guidance 2016 in March of this year. However, there are no standards in relation to neighbouring properties, only proposed accommodation. The London Plan HSPG is not relevant to the terms of this Report.

3. METHOD OF CALCULATION

Building Research Establishment

- 3.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 "Site Layout Planning to Daylight and Sunlight. A Guide To Good Practice" as a means of articulating their policy. BRE confirm that the Guide does not contain mandatory requirements and in the **Introduction** provides a full explanation of its purpose: -

"The Guide is intended for building designers and their clients, consultants and planning officials."

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy."

"It aims to help rather than constrain the designer."

"Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

3.2 Modelling and Results

- 3.2.1 Our analysis and subsequent results are produced by the application of BRE compatible software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information, supplemented by photographs, and the architect's planning drawings, also included in Appendix 1.
- 3.2.2 In this model, the site building is defined in blue, the neighbouring buildings in green and the proposed building in magenta.

3.3 Daylight

- 3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky.
- 3.3.2 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.
- 3.3.3 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.
- 3.3.4 The BRE Guide states *“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffused daylighting of the existing building may be adversely affected.*

This will be the case if the Vertical Sky Component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value”.

- 3.3.5 Where the VSC calculation has been used, BRE also seeks to consider daylight distribution within neighbouring rooms, once again defining an adverse effect as a result that is less than 0.8 the former value. Access is rarely available and we have therefore taken a reasoned approach.

3.4 Sunlight

- 3.4.1 The BRE *Guide to Good Practice* confirms:
- (i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90° of south, i.e. south of the east-west axis.

- (ii) If any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sun lighting in the existing dwelling may be adversely affected.
- (iii) Similarly, the sunlight availability to an existing dwelling may be adversely affected if the APSH, when measured at the centre of the window are reduced by more than 4%.
- (iv) Should the loss be greater than 4%, then sunlight availability may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21 September and 21 March (winter) and less than 0.8 times its former sunlight hours during either period.
- (v) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

4.0 DAYLIGHT ANALYSIS

Neighbouring Properties

4.1 Generally

- 4.1.1 The proposed development could possibly have an impact on the three neighbouring properties, 1, 1a and 5 Kidderpore Avenue. There would be no loss across Kidderpore Avenue, whilst properties to the rear are too distant to be adversely effected.

4.2 Neighbouring Residential Properties

1 Kidderpore Avenue

- 4.2.1 1 Kidderpore Avenue is one house removed from 3 Kidderpore Avenue and there are only two windows, one each at first and second floor levels, with a direct view of 3 Kidderpore Avenue. The results in Appendix 2 confirm that VSC, (daylight at the face of the window) will remain in excess of 27% in the proposed condition. This confirms there would be no adverse effect.
- 4.2.2 We have not considered the distribution of daylight beyond these windows, not only because we do not understand the likely layout of the rooms, but because the VSC values remain too high for there to be a concern.

1a Kidderpore Avenue

- 4.2.3 We refer you to the photograph included in Appendix 3, in order to assist with an understanding of our window references.
- 4.2.4 Window 1 serves a study or similar. This same room is also served by skylight 6. The combination of these two windows confirms that window 1 receives poor light in both existing and proposed conditions but the skylight provides a good quantity of light, with daylight distribution being particularly good. An adverse effect would not occur.

- 4.2.5 Windows W2 and W3 serve the entrance to this ground floor rear extension. Inevitably, some loss would occur but this would be to a non-habitable space and outside BRE's guidelines. There are no values to satisfy.
- 4.2.6 Window W4 serves a utility room. Again loss would occur but being a non-habitable space it is, like the entrance hall, not included within BRE Guidelines. There is no value to satisfy and there would be no adverse effect.
- 4.2.7 At the rear of the long ground floor back extension are windows serving the large kitchen area. We have taken a reading at the rear, where the view is almost open. The results are entirely satisfactory and remain well above 27% VSC. This is despite the fact that the room is also served by a skylight. Indeed, the daylight is so good at the face of the window that with the addition of the skylight, daylight distribution within the room remains assured.

5 Kidderpore Avenue

- 4.2.8 Whilst there a number of windows to the rear of this property which have a peripheral view of 3 Kidderpore and its proposed development, the results confirm that daylight to these windows would remain satisfactory and there would be no adverse effect. This is because either the VSC at the face of the window would remain above 27% or in the one location that if falls below this level (which it already is in the existing condition), the proposed value is greater than 0.8 the existing value.
- 4.2.9 Item 3.3.4 of this Report has already reiterated BRE's Guidance on values below 27%. This states quite clearly that an adverse effect would only occur if the proposed value were not only less than 27%, but also less than 0.8 the former (existing) value.
- 4.2.10 These values together with the extremely high daylight distribution values, which will hardly alter, confirm there would be no adverse effect, indeed extremely good daylight would be retained.

4.3 **Daylight Summary**

- 4.3.1 Our analysis has confirmed that habitable rooms within neighbouring residential buildings would retain daylight at levels that satisfy BRE criteria and there would be no adverse effect.

5.0 SUNLIGHT ANALYSIS

5.1 Neighbouring Properties

5.1.1 The sunlight results are defined by the right hand columns in Appendix 2 and adjacent to VSC results.

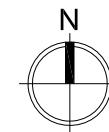
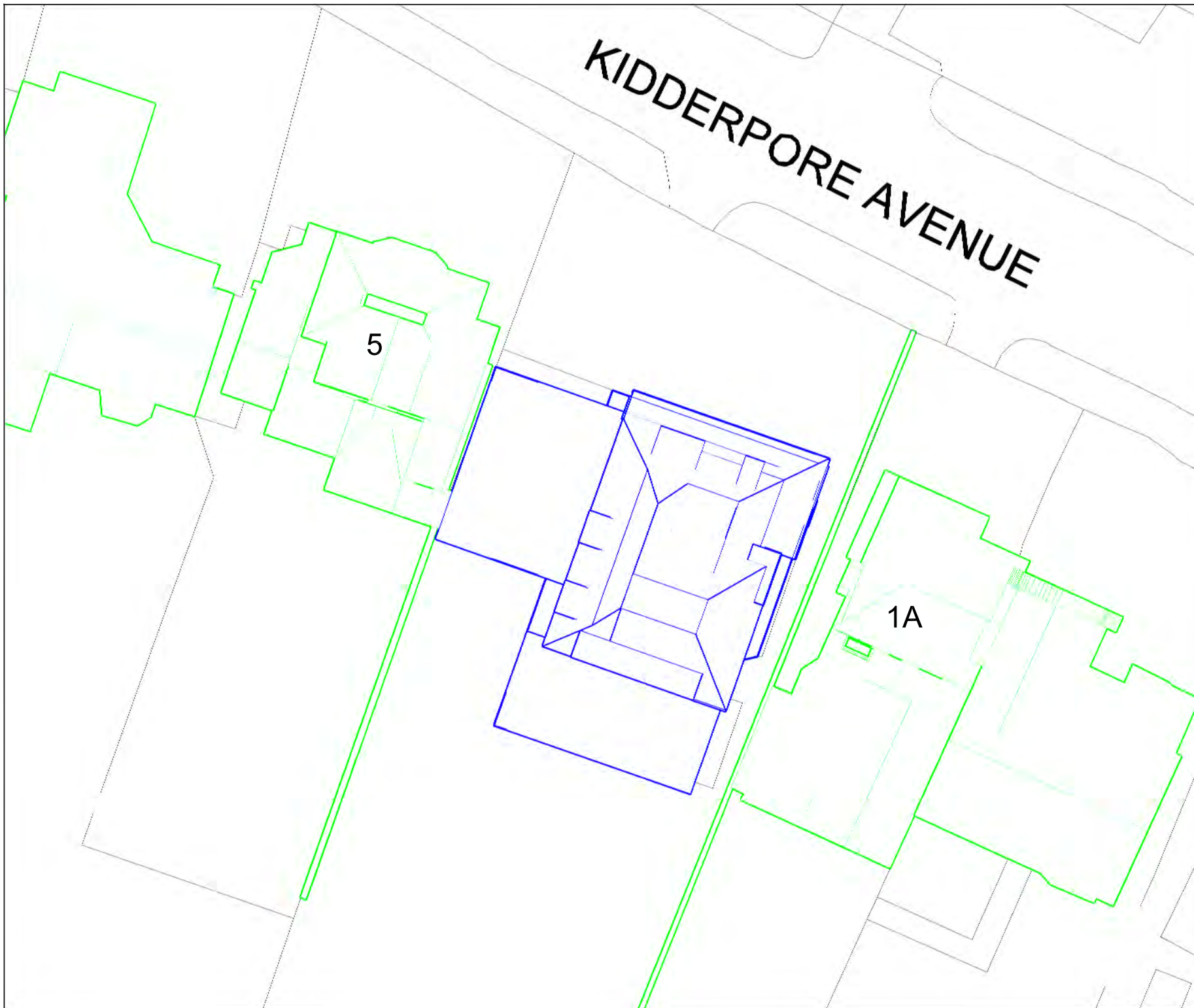
5.1.2 Windows that do not face within 90 degrees of south and for which there are no sunlight requirements are classified as 'north facing'. Proposed values to the remainder, would remain good in relation to BRE Guidelines and there would be no adverse effect.

5.2 Sunlight Summary

5.3.1 Sunlight availability to those windows of neighbouring residential properties that face within 90 degrees of south would satisfy BRE criteria.

APPENDIX 1

Location Plan, CAD Model, Architect's Plans



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Sources of Information:

Survey-

Council- Camden Council; Planning and Built Environment

Photos- P1100874-P1100906

Proposed Drawings- SIAW LTD

Rev.	Date	Description



Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:

S.Michelson

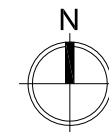
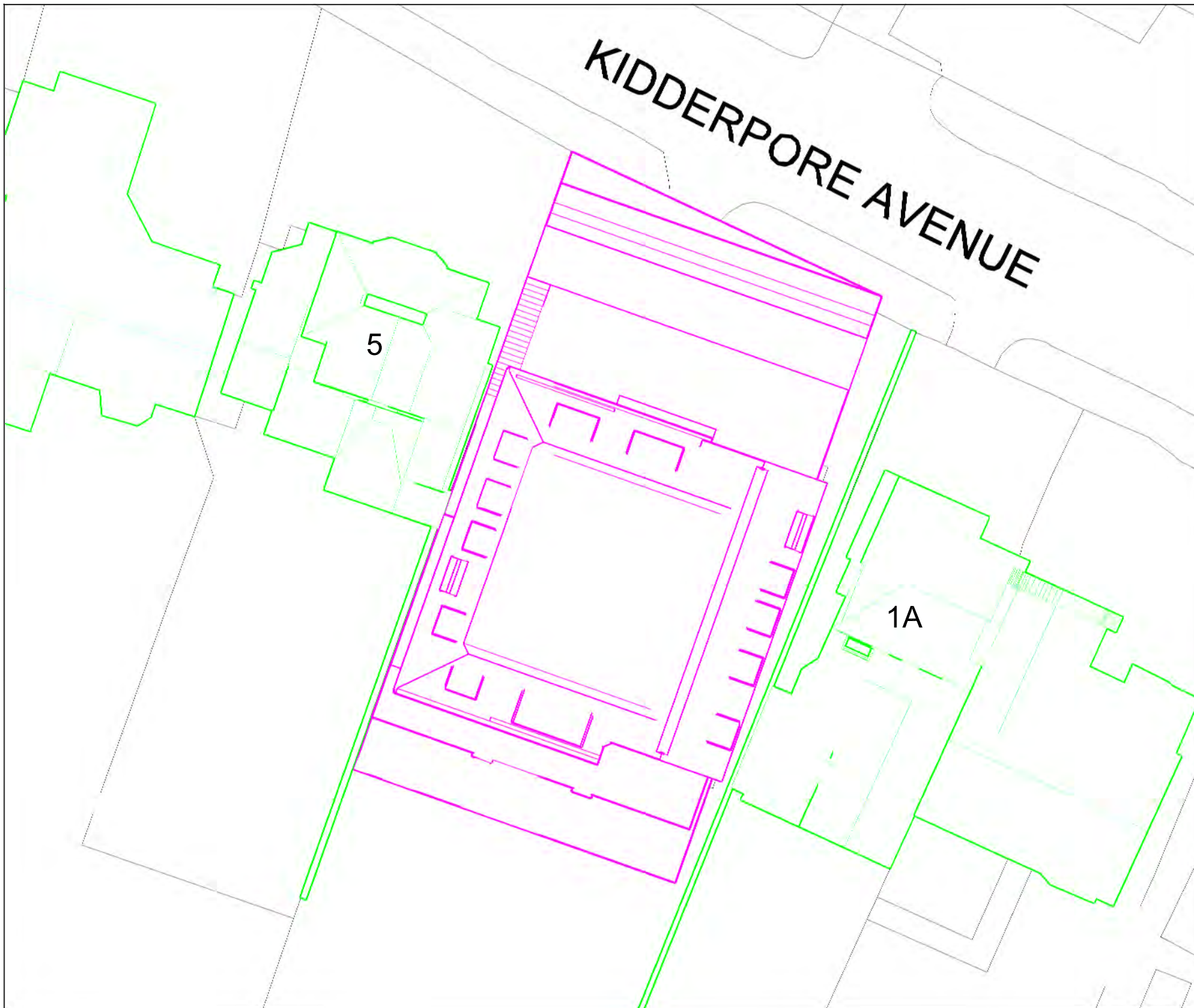
PROJECT:

Kidderpore Avenue
EC1N 8UB

DRAWING:

Plan View
Existing

DRAWN: RV	PROJECT NO:
SCALE: NTS	11057
DATE: 16.09.2016	
DRAWING NO: 11057 -01	REV:



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Sources of Information:

Survey-

Council- Camden Council; Planning and Built Environment

Photos- P1100874-P1100906

Proposed Drawings- SIAW LTD

Rev.	Date	Description



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CLIENT / ARCHITECT:

S. Michelson

PROJECT:

Kidderpore Avenue
EC1N 8UB

DRAWING:

Plan View
Proposed

DRAWN: RV

SCALE: NTS

DATE: 16.09.2016

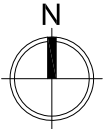
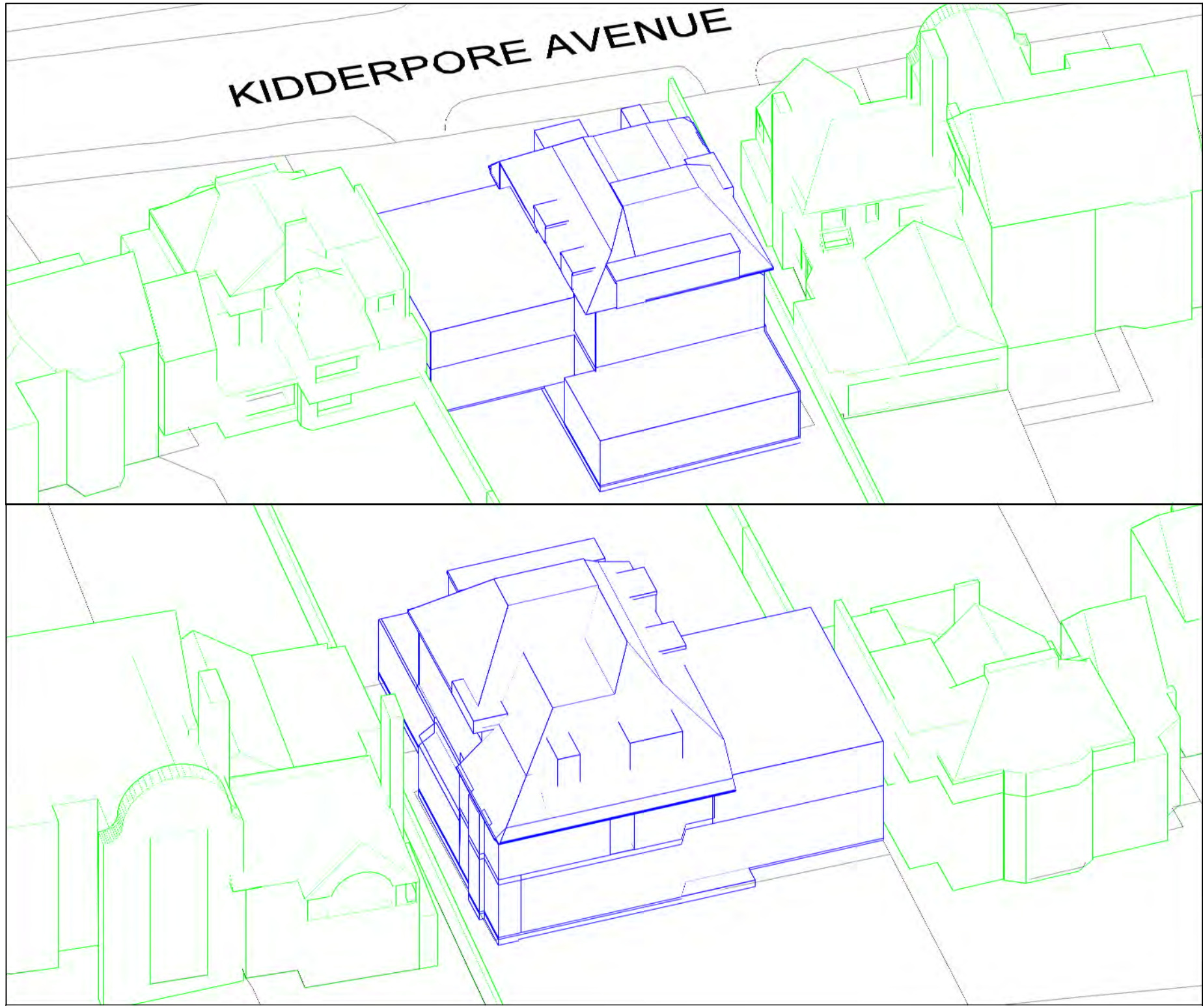
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11057

DRAWING NO:

11057 -02

REV:



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Sources of Information:

Survey-

Council- Camden Council; Planning and Built Environment

Photos- P1100874-P1100906

Proposed Drawings- SIAW LTD

Rev.	Date	Description



Chartered Building Surveyors
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CLIENT / ARCHITECT:

S. Michelson

PROJECT:

Kidderpore Avenue
EC1N 8UB

DRAWING:

Perspective View
Existing

DRAWN: RV

SCALE: NTS

DATE: 16.09.2016

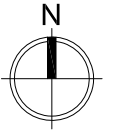
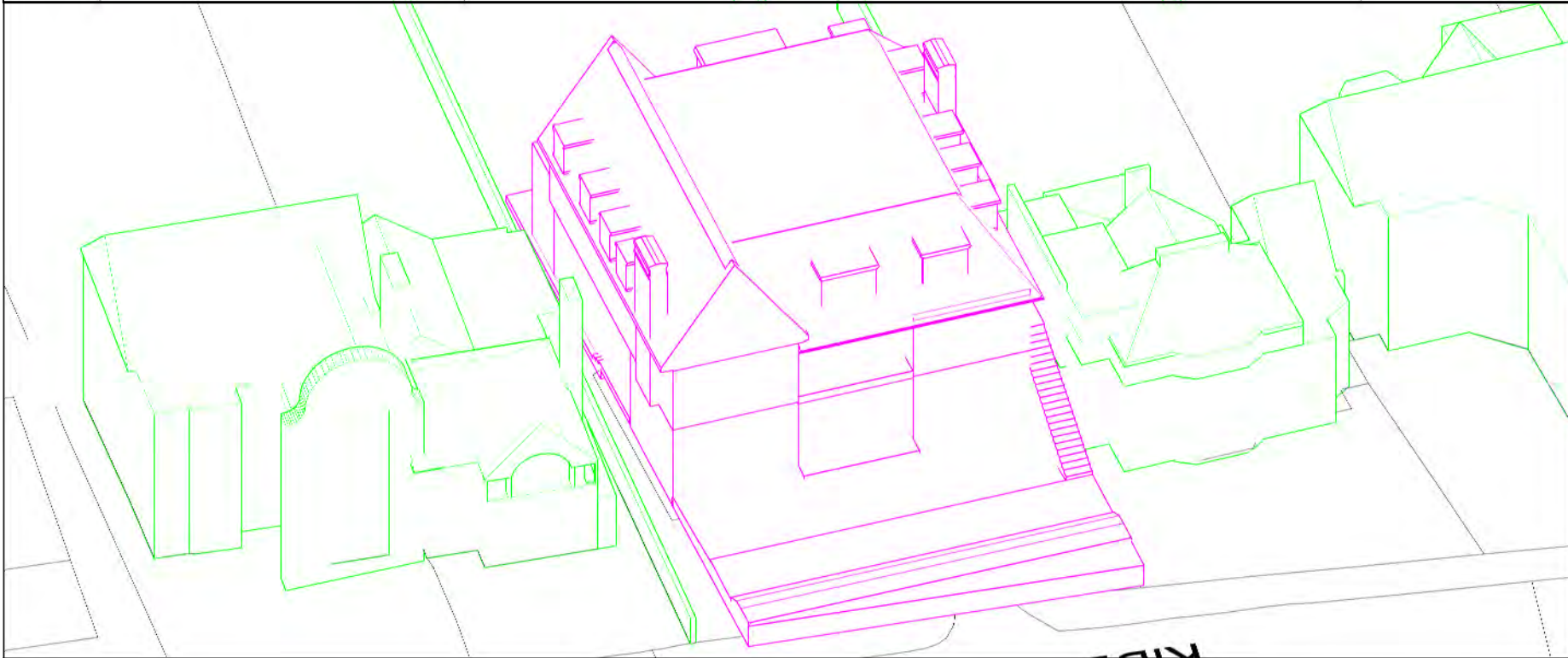
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11057

DRAWING NO:

11057 -03

REV:



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Sources of Information:

Survey-

Council- Camden Council; Planning and Built Environment

Photos- P1100874-P1100906

Proposed Drawings- SIAW LTD

Rev.	Date	Description



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S. Michelson

PROJECT:

Kidderpore Avenue
EC1N 8UB

DRAWING:

Perspective View
Proposed

DRAWN: RV

SCALE: NTS

DATE: 16.09.2016

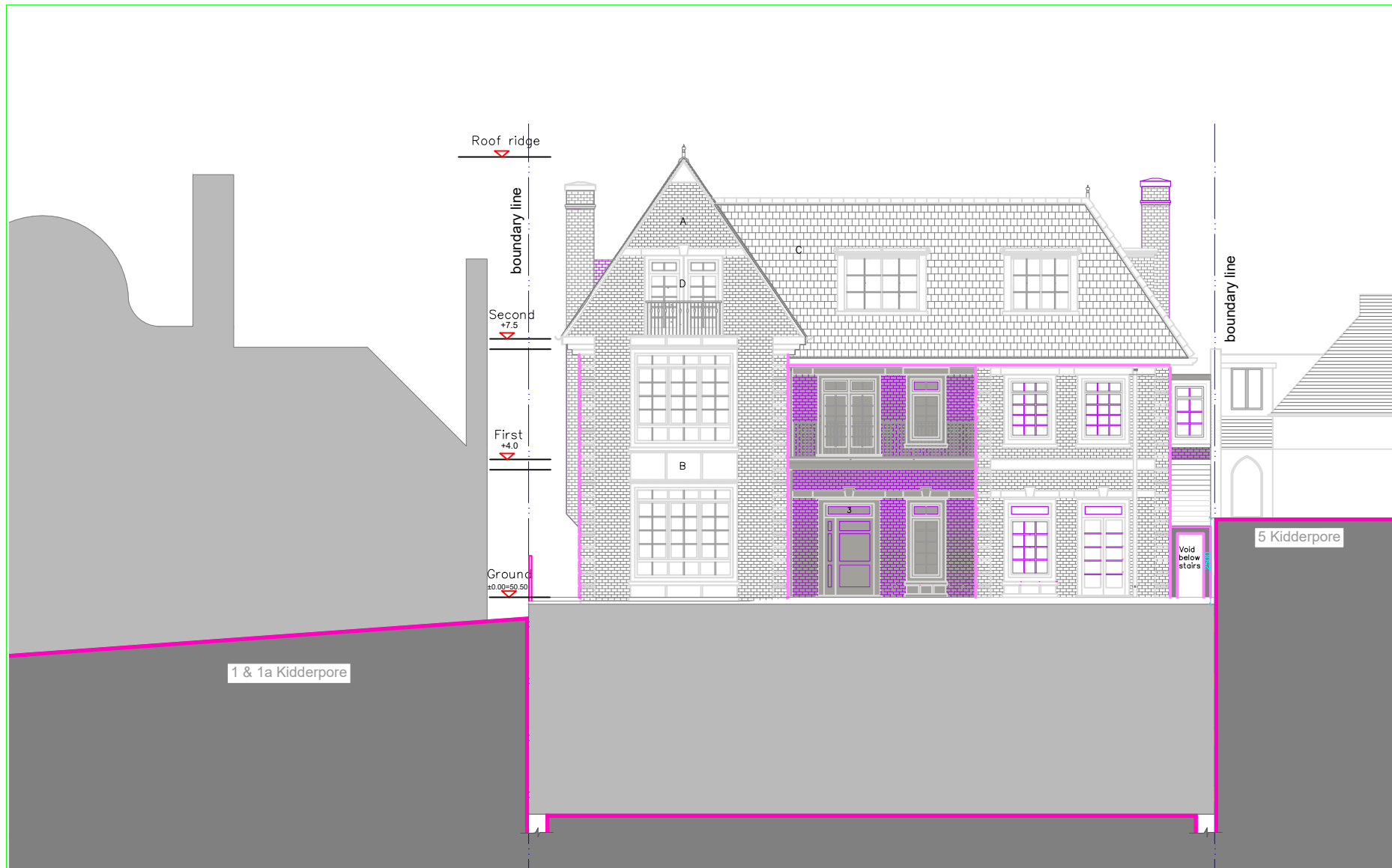
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NOTES

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No.	Rev.	REVISION

PROJECT
3 KIDDERPORE AVENUE
LONDON
NW3 7SX

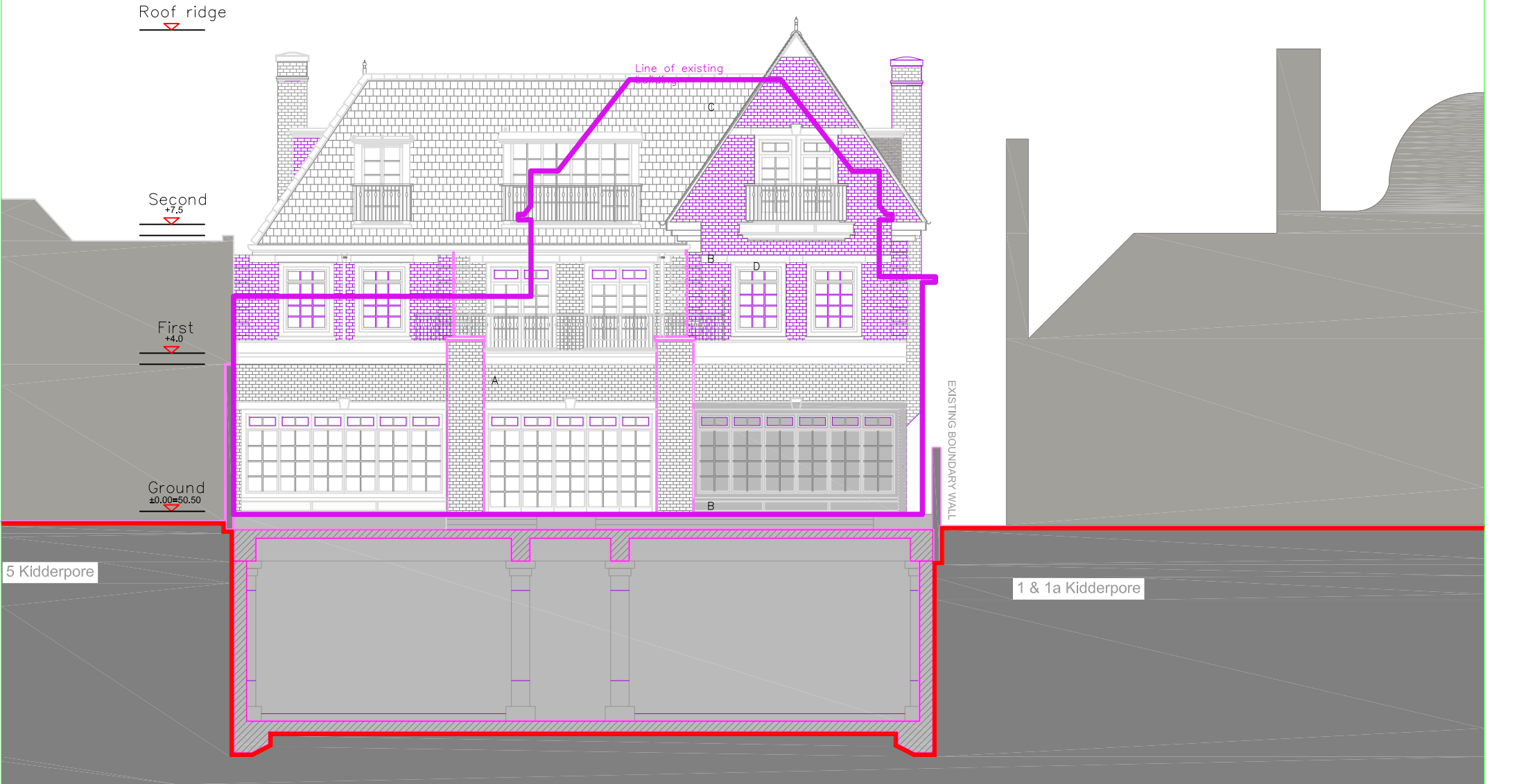
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PROJECT TITLE 3 KIDDERPORE AVENUE



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Rev	Date	Initial	REVISION

PROJECT
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LONDON
NW3 7SX

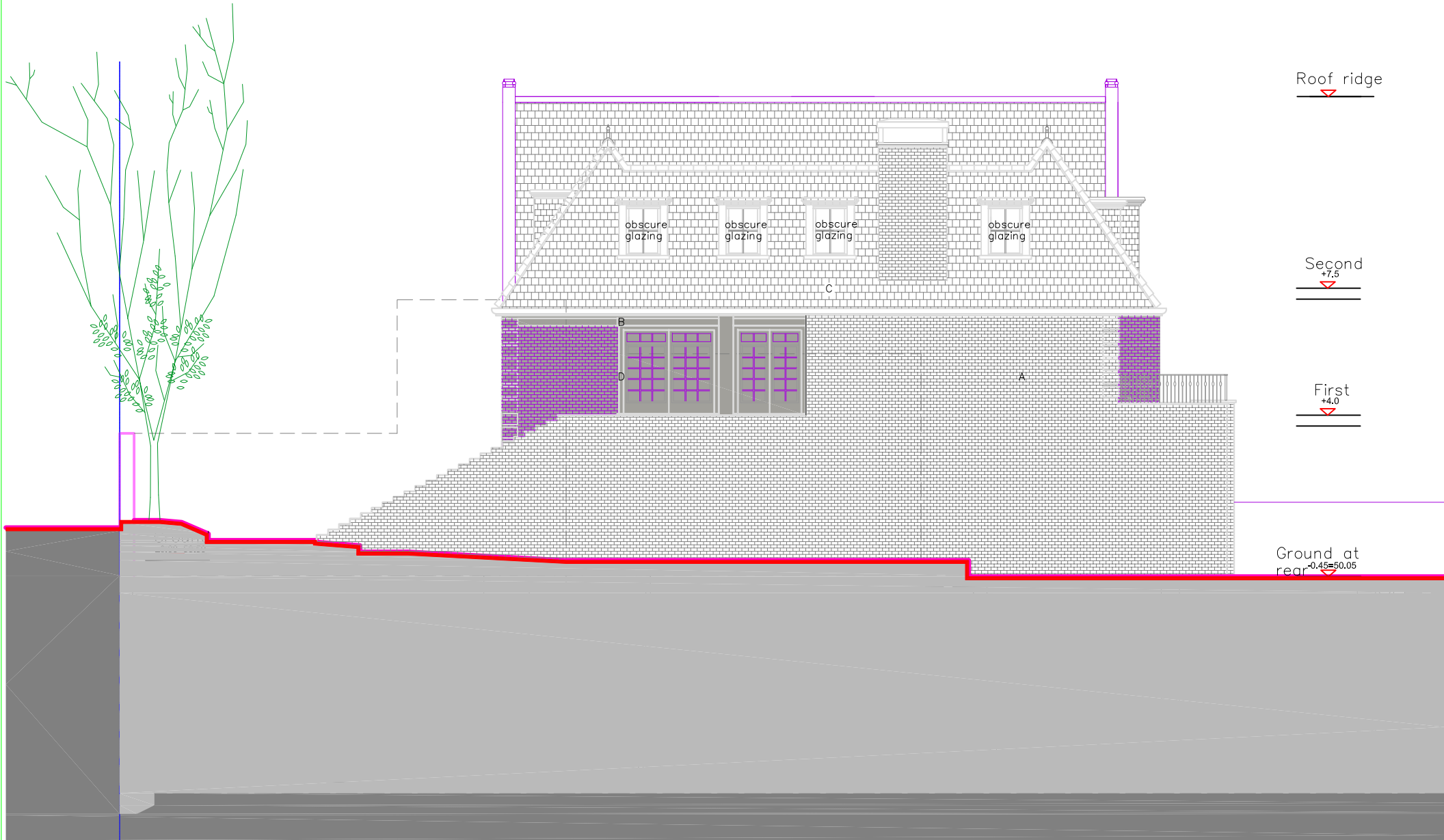
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PROJECT TITLE 3 KIDDERPORE AVENUE



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Rev	Date	Initial	REVISION

PROJECT
3 KIDDERPORE AVENUE
LONDON
NW3 7SX

CLIENT

ZONE	DISCIPLINE	STATUS
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LEVEL	DRAWING NUMBER	REVISION
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PROJECT TITLE 3 KIDDERPORE AVENUE

APPENDIX 2

Daylight and Sunlight Results Neighbouring Residential Properties

Project Name: 06.09.2016 Kidderpore Ave Project No: 11057 Date of Analysis: 15/09/2016 Key drawings: VSC-APSH Results													
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Scenario	VSC	Difference	Pass / Fail	Available Sunlight Hours					
								Annual %	Diff	Pass / Fail	Winter %	Diff	Pass / Fail
1 Kidderpore Avenue													
First	Residential	Unknown	W1	Existing Proposed	30.15 26.17	0.87	PASS	*North*		*North*			
First	Residential	Unknown	W2	Existing Proposed	30.87 26.21	0.85	PASS	*North*		*North*			
1a Kidderpore Avenue													
Ground	R1	Study	W1	Existing Proposed	9.94 3.64	0.37	FAIL	*North*		*North*			
Ground	R1	Study	W2	Existing Proposed	10.94 4.43	0.40	FAIL	*North*		*North*			
Ground	R1	Study	W6	Existing Proposed	27.24 21.52	0.79	EQUIV	49 41	0.84	PASS	18 16	0.89	PASS
Ground	R2	Hall	W3	Existing Proposed	10.52 3.98	0.38	FAIL	*North*		*North*			
Ground	R3	Utility Room	W4	Existing Proposed	7.29 2.42	0.33	FAIL	*North*		*North*			
Ground	Residential	Unknown	W9	Existing Proposed	38.26 35.34	0.92	PASS	79 71	0.90	PASS	27 27	1.00	PASS
Ground	Residential	Unknown	W10	Existing Proposed	39.22 38.75	0.99	PASS	81 77	0.95	PASS	28 28	1.00	PASS
First	Residential	Unknown	W1	Existing Proposed	39.52 39.52	1.00	PASS	*North*		*North*			
First	Residential	Unknown	W2	Existing Proposed	39.55 39.55	1.00	PASS	*North*		*North*			
First	Residential	Unknown	W3	Existing Proposed	39.62 39.62	1.00	PASS	*North*		*North*			
First	Residential	Unknown	W4	Existing Proposed	30.63 26.05	0.85	PASS	*North*		*North*			
First	Residential	Unknown	W5	Existing Proposed	31.35 26.55	0.85	PASS	52 45	0.87	PASS	18 16	0.89	PASS
First	Residential	Unknown	W6	Existing Proposed	29.74 26.24	0.88	PASS	51 44	0.86	PASS	18 16	0.89	PASS
First	Residential	Unknown	W7	Existing Proposed	18.61 16.16	0.87	PASS	36 29	0.81	PASS	7 5	0.71	PASS
5 Kidderpore Avenue													
Below Ground	R1	Bedroom	W1	Existing Proposed	32.73 31.54	0.96	PASS	56 54	0.96	PASS	22 20	0.91	PASS
Below Ground	R2	Bedroom	W2	Existing Proposed	24.70 20.54	0.83	PASS	48 39	0.81	PASS	26 18	0.69	PASS
Ground	R1	Bedroom	W1	Existing Proposed	39.30 34.01	0.87	PASS	82 65	0.79	PASS	27 22	0.81	PASS
First	Residential	Unknown	W1	Existing Proposed	38.77 28.79	0.74	PASS	81 51	0.63	PASS	27 15	0.56	PASS

Project Name: 06.09.2016 Kidderpore Ave Project No: 11057 Date of Analysis: 15/09/2016 Key drawings: DD Results								
Floor	Room	Room Use.	Window	Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail

1a Kidderpore Avenue

Ground	R1	Study	Area m2	7.24	7.18	6.26	0.87	PASS
			% of room		99.20%	86.45%		
Ground	R2	Hall	Area m2	1.9	1.68	1.04	0.62	FAIL
			% of room		88.59%	54.49%		
Ground	R3	Utility Room	Area m2	7.8	1.38	0.00	0.00	FAIL
			% of room		17.72%	0.00%		

5 Kidderpore Avenue

Below Ground	R1	Bedroom	Area m2	11.09	11.08	11.08	1.00	PASS
			% of room		99.90%	99.90%		
Below Ground	R2	Bedroom	Area m2	13.16	13.12	13.04	0.99	PASS
			% of room		99.71%	99.10%		
Ground	R1	Bedroom	Area m2	17.5	17.35	17.35	1.00	PASS
			% of room		99.15%	99.14%		

Project Name: 06.09.2016 Kidderpore Ave Project No: 11057 Date of Analysis: 15/09/2016 Key drawings: ROL Results																			
Floor	Room Ref.	Room Use		Room Area	Lit Area Existing	Front Zone	First Zone	Second Zone	MKWT Zone	Lit Area Proposed	Total Area Lost	Front Loss	First Loss	Second Loss	MKWT Loss	EFZ m²	EFZ Sq Ft	Condition	
1a Kidderpore Avenue																			
Ground	R1	Study	Area m2	7.24	6.48	1.81	1.81	1.81	1.05	5.01	1.47	0.00	0.00	0.00	1.47	0.37	3.95	PASS	
			% of sector			100.00%	100.00%	100.00%	57.77%										
			% of sector			25.00%	25.00%	25.00%	14.44%										
			Factored Area								0	0	0	0.37					
			% of room		89%				69%										
Total EFZ															0.37	3.95			
5 Kidderpore Avenue																			
Below Ground	R1	Bedroom	Area m2	11.09	11.07	2.77	2.77	2.77	2.76	11.07	0.00	0.00	0.00	0.00	0.00	0.00	0.01	PASS	
			% of sector			100.00%	100.00%	100.00%	99.55%										
			% of sector			25.00%	25.00%	25.00%	24.89%										
			Factored Area								0.00	0.00	0.00	0.00					
			% of room		100%				100%										
Below Ground	R2	Bedroom	Area m2	13.16	13.08	3.29	3.29	3.29	3.21	12.96	0.12	0.00	0.00	0.00	0.12	0.03	0.32	PASS	
			% of sector			100.00%	100.00%	100.00%	97.48%										
			% of sector			25.00%	25.00%	25.00%	24.37%										
			Factored Area								0.00	0.00	0.00	0.03					
			% of room		99%				98%										
Ground	R1	Bedroom	Area m2	17.50	17.26	4.38	4.38	4.38	4.13	17.25	0.00	0.00	0.00	0.00	0.00	0.00	0.01	PASS	
			% of sector			100.00%	100.00%	100.00%	94.37%										
			% of sector			25.00%	25.00%	25.00%	23.59%										
			Factored Area								0.00	0.00	0.00	0.00					
			% of room		99%				99%										
Total EFZ															0.03	0.34			

APPENDIX 3

Photograph- 1a Kidderpore Avenue



W1

W6

W2

W3

W4

APPENDIX 14.0
Proposed conditions

Suggested Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision
2. The development hereby permitted shall be carried out in accordance with the following approved plans: KP16-PP-101; KP16-PP-201; KP16-PP-202; KP16-PP-203; KP16-PP-204; KP16-PP-205; KP16-PP-206; KP16-PP-207; KP16-PP-208; KP16-PP-404.*

[Note the appellant has submitted drawings showing no elements of the approved basement whatsoever. They were produced to avoid any confusion arising in the determination of this appeal. The Inspector may wish to make reference to these drawings in this condition. These drawings bear the following ref nos. KP16-PP-101 Rev A; KP16-PP-102 Rev A; KP16-PP-205 Rev A; KP16-PP-206 Rev A; KP16-PP-207 Rev A; and KP16-PP-208 Rev A. It is considered that such a substitution would not cause any prejudice to any party.]

3. The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
4. Notwithstanding the information shown the approved drawing numbers no subterranean development is granted under this permission.
5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
6. All windows shall be constructed of timber and painted white.
7. Notwithstanding the information shown the approved drawing numbers revised drawings showing the installation of an obscured glazed privacy screen to the first floor balcony in order to ensure that there would be no direct overlooking of 5 Kidderpore Avenue shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
8. The passive and active energy efficiency measures proposed in the Hoare Lea Energy and Sustainability Document dated 13 April 2018 shall be incorporated into the development during its construction. The development shall not be occupied until such time as a report prepared by a suitably qualified professional has been issued to the local planning authority confirming that these measures have been incorporated into the new building.
9. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the proposed finished levels; the means of enclosure, including the boundary treatment; car parking and cycle storage layouts; other

vehicle and pedestrian access and circulation areas; and hard surfacing materials. [See model condition no. 25 in Appendix A of Circular 11/95].

10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority [See model condition no. 27 in Appendix A of Circular 11/95].
11. Before the development hereby approved plans showing the location and design of bicycle storage provision for at least two bicycles shall be submitted to the local planning authority for approval. The cycle storage thereby approved shall be provided before any part of the development hereby approved is occupied and retained thereafter.
12. The occupiers of the development hereby approved shall not apply for a permit to park a vehicle on the public highway. In the event that such a permit is issued inadvertently or otherwise it shall be surrendered immediately upon written demand from the local planning authority.
13. The development hereby approved shall not be commenced until a construction management plan has been submitted to and approved by the local planning authority. The development shall be carried out only in accordance with the agreed plan.
14. The development hereby approved shall not be commenced until a scheme has been agreed with the local planning authority to secure arrangements to repair and if necessary repave the highway following the construction of the development.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions shall be erected upon the approved development other than those expressly authorised by any future permission); [see model condition no. 50 of Appendix A of Circular 11/95].

APPENDIX 15.0
Frognal and Fitzjohns extract from Camden's 2015 Local List