

12th March 2018

Andrew Ross
Global Holdings Management (UK) Ltd
7th Floor
Portman House
2 Portman Street
London
W1H 6DU



9 Heneage Street
Spitalfields
London E1 5LJ
Tel: 020 3637 5691
www.luminalondon.com

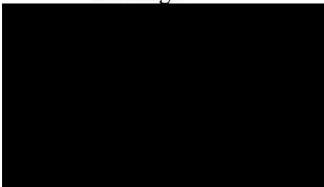
Dear Andrew,

RE LYNTON HOUSE, TAVISTOCK SQUARE

I refer to your instruction for us to review the design proposals for the new Cycle Storage Facility in respect of Daylight & Sunlight for the purpose of Camden's Planning Policy.

For the purpose of Camden's Amenity Policy, the relevant scientific empirical standards that the Council apply for measuring the potential impact on Daylight and Sunlight are the standards contained in the Building Research Establishment (BRE) Guidelines "*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*", 2011, second edition. It should however be noted that in the context of Camden's Amenity Policy, these standards are limited to "*habitable*" rooms in existing neighbouring residential dwellings. Non-habitable rooms such as bathrooms, hallways and circulation space are excluded as are commercial and non-domestic buildings.

From my Site Inspection, I have not identified any existing neighbouring Residential Buildings that could be affected by the proposed development. The proposed single storey structure will sit adjacent to the boundary shared with the British Medical Association building where there is an existing lightwell. The majority of the windows at the Lower Ground floor level in this part of the BMA building are boarded over and appear to serve a Plant Room and narrow corridor. I was unable to determine the use of the rooms served by the Ground Floor windows, but they clearly do not serve any form of residential use. I would also add that given the single-storey nature of the proposed Cycle Storage Facility, when viewed from within the BMA building, the profile and "massing" of that new structure will be in the "shadow" of the rear wing of the existing Lynton House building and there will therefore be no loss of direct sky visibility, and hence no loss of daylight from the sky when expressed as a Vertical Sky Component (VSC). There will also be no loss of internal Daylight Distribution. The proposed development will therefore comply with the BRE Guidelines even if those guidelines applied. I can therefore confirm that there is no need for a Daylight & Sunlight Analysis to be undertaken as the proposed development will not affect the amenity of any existing neighbouring dwellings.



KAIVIN WONG
Director