

Lyndhurst Road Management Company Ltd

Registered office address:

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Our reference: 88848

24 April 2019

Ms Laura Hazelton
Planning Office
Camden Council
Planning Solutions Team
5 Pancras Square
Kings Cross
London N1C 4AG

By email only:

Dear Ms Hazelton,

**5/6 Rosslyn Park Mews, London NW3 5NJ – Proposed development –
Application number: 2019/0275/P**

I write to you in my capacity as a Director of 13/14 Lyndhurst Road Management Company Ltd which is company whose shareholders are the owners of the ten flats at 13 and 14 Lyndhurst Road. The development adjoins 5 and 6 Rosslyn Park Mews, at the rear.

On behalf of all the shareholders, I am writing to record our strong objection to the application which has been submitted for planning consent as set down in the abovementioned application.

Quite apart from the overpowering visual impact on our development that will be created by the substantial increase in height of the proposed development immediately next to the rear boundary of the small gardens at the rear of 13 and 14 Lyndhurst Road, we are particularly concerned and worried about the major impact the proposed development will have on diminishing light to many of the flats at the Lyndhurst Road development and, above all, to Flat 1 at 13 and Flat 1 at 14, the two lower ground floor flats.

From a review of the daylight and sunlight analysis provided by Rights of Light consulting, it is clearly noted that both 13 and 14 Lyndhurst Road will experience reductions in their light condition beyond that which the BRE advocates. As stated in paragraph 2.2.7 of the BRE Guidelines '**Site Layout Planning for Daylight and Sunlight – a Guide to Good Practice (2011)**',

“If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy and electric lighting will be needed”.

This statement is again repeated in terms of No-Sky Line in paragraph 2.2.9.

The analysis for 13 Lyndhurst Road shows that there are main habitable windows which will experience reductions beyond that permitted by the BRE with Living Room Windows having their VSC reduced to less than 0.8 times this former value. In conjunction with this, the same room will experience a c.40% reduction in daylight distribution, double which the BRE advocates.

In relation to 14 Lyndhurst Road, the analysis shows that all reductions in VSC will be within the parameters permitted by the BRE. However, no daylight distribution analysis is submitted. Following the most recent JR decisions *Rainbird* and *Guerry*,

the judge made it very clear that, “*The BRE guide is clear that both the total amount of daylight and the distribution of light within a building are important*”. As such, without this analysis an understanding of how the light will be impacted to this property cannot be reached.

Lastly, we note and agree with the observations at para 7 of your report dated 18th June 2018 (ref:2018/2200/PRE) where you state that the applications raised “*significant concerns as a result of the harm caused to neighbouring outlook, daylight and privacy*”.

Accordingly, on behalf of all the flat owners at 13 and 14 Lyndhurst Road, I hereby wish to record our vehement opposition to the grant of planning consent for the proposed development as a result of the critical impact on and diminution of the existing light received at the development and trust consent will be refused.

Yours sincerely,

NICOLA FINNERTY
DIRECTOR

Cc:

