

RICHARD W STAIG
CHARTERED BUILDING SURVEYOR

M. Evans Esq.
Martin Evans Architects
18 Charlotte Road
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Date: Monday, July 29, 2019
Our ref: rs/ROL.19/1

Dear Mr Evans

8 BELMONT STREET LONDON NW1 8HH
DAYLIGHT & SUNLIGHT ANALYSIS
PLANNING APPLICATION

Further to your recent email, I have pleasure in confirming my further advice with regard to the effect upon the daylight/sunlight to the adjoining properties known as 2-8 Belmont Street and 10A Belmont Street as a consequence of the proposed amendments to the roof construction. The amendments which I have considered are those which form of the Application for the Minor material amendment for the height of the new houses at Belmont Street due to the introduction of the blue roof. This increases the height of the building by 424mm at the perimeter parapet on the East elevation, 175mm in the middle of the roof and approximately 735mm at the top of the two roof lights; my previous advice, written under the banner of Messrs. Dixon Payne, concluded that the proposals for the minor amendment scheme accorded with the guidance contained within the "*Site Layout planning for daylight and sunlight: A guide to good practice*" by the *Building Research Establishment Second Edition 2011*.

For the sake of clarity, I would like to confirm that I am a Chartered Building Surveyor working predominately in the field of boundary disputes dealing with matters arising under *The Party Wall etc. Act, 1996*, neighbourly matters including boundary disputes and rights of light including daylight and sunlight assessments. I have an extensive and highly specialised knowledge, in these areas having worked in the past for both Anstey Horne & Co. for five years and Schatunowski Brooks (formerly known as Michael Brooks Associates as it was when I joined and now known as GVA Schatunowski Brooks) for three years, as well as Delva Patman Associates - now known as Delva Patman Redler LLP - for four years prior to joining in Partnership Dixon Payne in 2001. All are acknowledged Experts in these fields. I now practice under my own banner providing Expert Witness advice.

I regularly provide such advice in respect of Planning Applications in respect of daylight and sunlight at Planning Inquiries acting for both Appellants and Planning Authorities; I was consulted by the *Building Research Establishment* prior to the revision of their current guidelines in 2011.



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As demonstrated by the detailed analysis of my original Report, the predominate obstructions to either are the opposite buildings i.e. 10A Belmont Street with the windows to 2-8 Belmont Street and 2-8 Belmont Street to the windows to 10A Belmont Street, by way of a desktop study of the drawings I can conclude that the increased heights of the perimeter parapet, roof and skylights should be considered *de minimis* and will not have a substantive effect upon the resultant daylight/sunlight received as a consequence of the revised proposals.

The proposals therefore, including the minor material amendments, should therefore continue to accord with the guidance contained within the "*Site Layout planning for daylight and sunlight: A guide to good practice*" by the Building Research Establishment Second Edition 2011.

I hope that the above is satisfactory, but should you wish to discuss matters further, please do not hesitate to contact me.

Yours sincerely,

R W STAIG BSc MRICS

E-mail:

Mobile:

Fax: