



43 GLOUCESTER AVENUE - LOWER GROUND FLOOR & RAISED GROUND FLOOR
DESIGN & ACCESS STATEMENT

1. INTRODUCTION

This application seeks to add to and amend some details from a previously approved planning application - **2017/6605/P**. It is understood that the nature of the application means that this would not be appropriate as a minor alteration application which is why it is being submitted as a Full Planning Permission.

The original application was approved in January 2018 and was granted permission for a rear extension and associated first floor terrace and some landscaping works to the grounds surrounding the house notably new garden steps to connect the garden to the side passage which was shown at a raised level.

Permission was also granted to join the two units, one at lower ground floor and the other at raised ground floor into one dwelling.

At the time of the application the current owners of both the lower ground floor and the raised ground floor were in the process of buying the raised ground floor flat.

They had been advised by the estate agent selling the property (lower ground floor flat) that its outdoor space comprised the patio area - including the area which they referred to as the unused fishpond. It was understood that this unused fish pond had the status of a garden planter and as such was removable.

The design submitted and approved by Camden in January 2018 used the space referred to as the unused fish pond.

Since the time of the approval, the clients went on to purchase the property and subsequently discovered that the unused fish pond was not demised to their property and that it needed to stay in place and could not be used as an area in which to extend into. Please see diagram on the next page which shows where the demise actually lies.

As a result the original design that was approved is not possible to implement.

This application seeks to replicate in as far as possible the original design within the parameters and constraints of the actual site boundary.

The altered design is covered in detail later in the document.

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There are also a number of additions to the design which are also covered in detail later in this document:

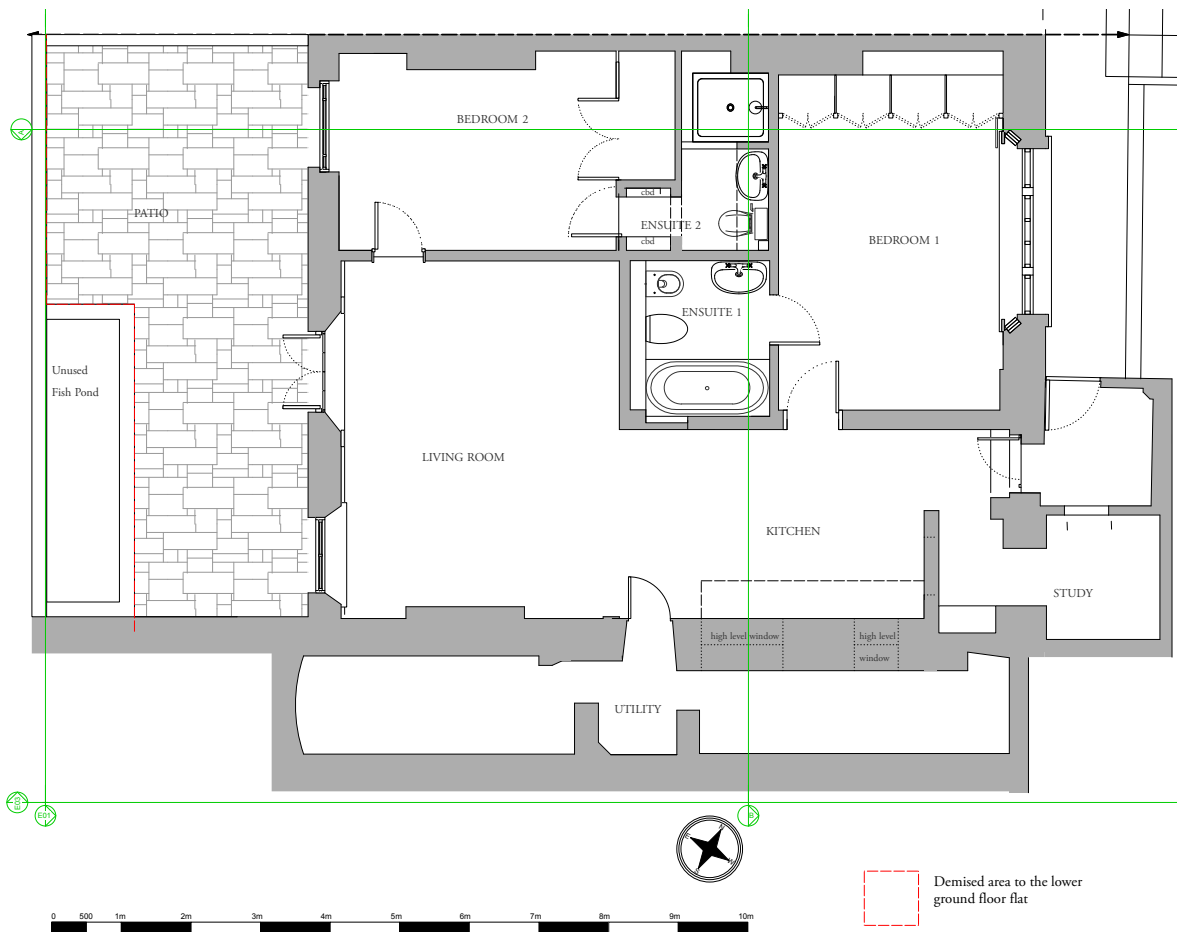
*New window to the side passage (Like for like replacement of existing window which is currently set at a lower level. New raised level to sit in the same relationship to the side passage)

*New front door to the lower ground floor entrance. New front door to be Victorian four panelled door with two glazed upper panels

*Garden steps to connect the lower ground floor patio area to the garden. These will replicate those currently in place at number 45 (the adjoining flat).

*Garden steps to connect the front area of the garden to the side passage, similar to that at no. 45

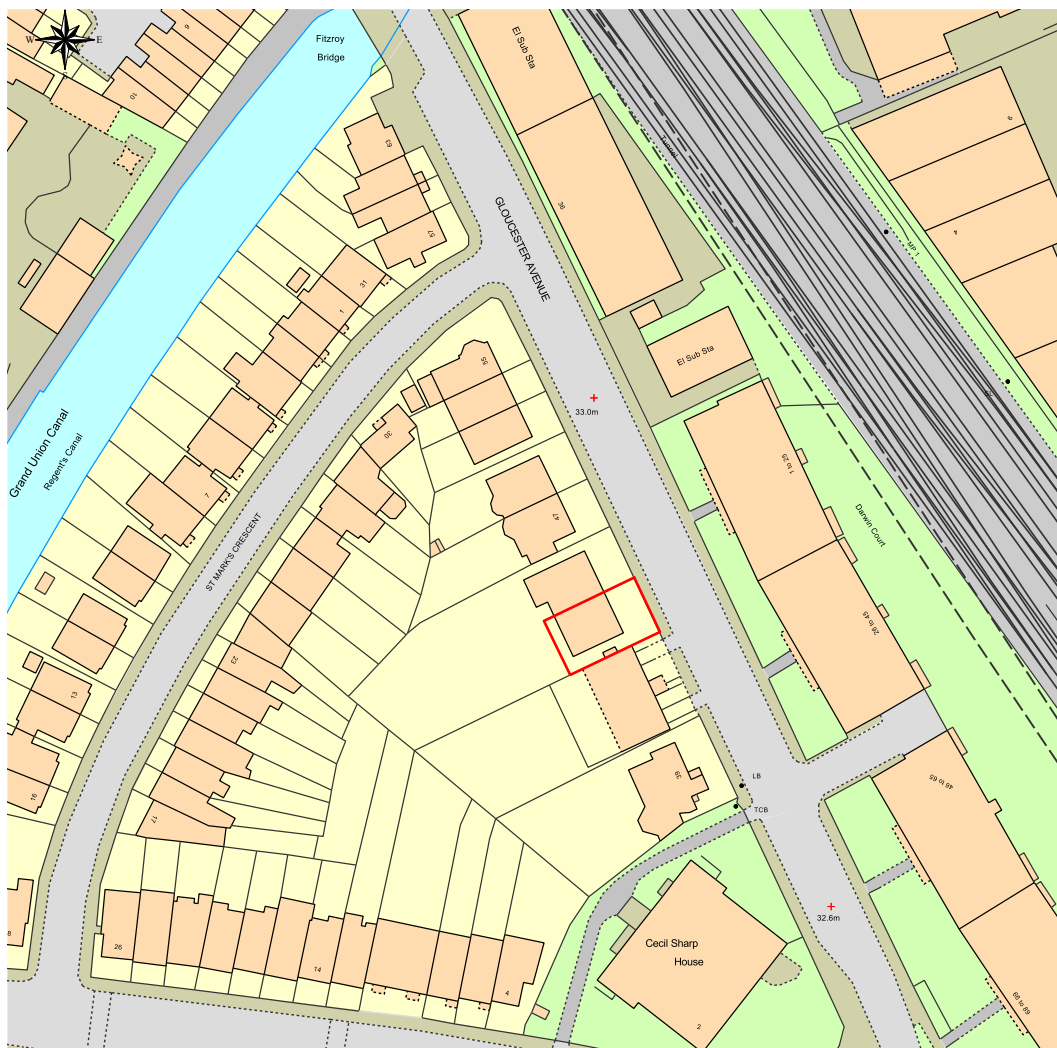
* Replacement of existing damaged rooflight with conservation grade frameless rooflight, smaller sized so that it sits beneath the two existing walls adjacent to it.



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2. THE SITE

The proposed development is residential and is located at 43 Gloucester Avenue, NW1 7BA. The property is comprised of the lower ground and raised ground floors of a semi-detached Victorian era townhouse. It is close and within easy walking distance to the local amenities of Primrose Hill and Camden Town. It is located in the ward of Camden Town with Primrose Hill. It lies within the Primrose Hill Conservation area, in Area 1 (Regent's Park Road South). The property is not listed and does not lie within a flood risk area.



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3. EXISTING HOUSE DESIGN

Gloucester Avenue is described as a principal road in the Primrose Hill Conservation Area guidelines. It forms part of the planned suburban 19th century Southampton Estate and has generous width with wide pavements and gently curving forms.

43 Gloucester Avenue is described as an unlisted building that makes a positive contribution to the special character and appearance of the area in the Primrose Hill Conservation Area guidelines.

Along with its semidetached neighbour 45 it is a Italianate villa.

It is a large property four storeys high, with a lower ground floor. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers. The villa is semi detached. In order to reinforce the appearance of grandeur, the two semi detached properties are designed to resemble one large villa.

It has a shallow hipped roof and strong parapet lines.

The rear elevation is plainer and at present, no. 43 and 45 are asymmetric due to no. 45 already having a rear extension at lower ground floor level with a terrace at raised ground floor level as well as associated garden steps that connect the communal garden to the side passage on no. 45's side of the house.



Rear elevation view of no. 45 & 43 Gloucester Avenue. Note the asymmetry caused by the existence of the rear extension at no. 45 but not at 43



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4. PLANNING HISTORY OF NO. 43 & 45 GLOUCESTER AVENUE

Planning permissions at 43 Gloucester Avenue

January 2018- 2017/6605/P

Conversion of lower ground and ground floor flat into single unit. Erection of single storey rear extension with roof terrace above. Replacement windows and installation of French doors.

Planning permissions at 45 Gloucester Avenue

September 2016 - 2016/4510/P

Erection Amendment to the positioning of entrance door and window at lower ground floor level in relation to planning permission ref 2015/6208/P

January 2016 - 2015/6208/P

Erection of infill front extension under staircase to lower ground flat and external alterations to front, side and rear elevations at lower ground floor

August 1988 - PL / 8802043 / R2

Permission was granted for the erection of a rear extension to the basement flat

November 2000 - PEX0000716

Permission was granted to add an upper ground floor rear ground floor extension(timber conservatory) on top of the terrace.

This planning application was not implemented

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5. THE PROPOSAL

Combining two flats into one family home (Previously approved in 2017/6605/P)

The proposal is to combine two flats (lower ground floor flat and raised ground floor flat) into a single family home to accommodate the needs of a young growing family. As this scheme only proposes the loss of a single home and the reason for this is to accommodate the needs of a growing family, it complies with CPG 206 regarding 6. Net Loss of Homes

Rear Extension (Version Previously approved in 2017/6605/P)

In addition to this a single storey, small, two thirds width, rear extension at lower ground floor level is proposed to provide additional space for a modern family home.

The proposed extension matches that of the mirrored adjoining house at no. 45 in terms of massing, scale and geometry but proposes materials and detailing more sympathetic to the original house and the surrounding conservation area. At present, due to the extension at no. 45 existing on its own, the rear elevation is currently asymmetrical.

The extension is to be formed in brick using reclaimed London stock brick to match the rest of the rear elevation. Elegant and delicately detailed metal windows and doors are proposed for the lower ground floor level. The use of metal allows for narrow glazing bar details that match the rest of the Victorian detailing on the rear elevation. The number of windows / doors matches that of the adjoining mirror image extension at no. 45. The height and location of the windows / doors is also a mirrored reflection of no. 45's extension. The use of high quality metal doors complies with section 7.10 *Details and Materials from the Camden Local Plan which states*



45 Gloucester Avenue, approved in January 2016



43 Gloucester Avenue, approved in January 2018
2017/6605/P

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“Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Alterations and extensions should be carried out in materials where appropriate, in materials that complement or enhance a building or area.”

Metal doors are much more durable than timber doors and allow for double glazing alongside very slim glazing bar details. Timber doors in lower ground floor locations, tend to rot over time and need to have very chunky glazing bar details in order to facilitate double glazing.

The extension is small in scale and subordinate to the original building. Its design, scale and materials are sensitive to the special qualities of the property. This is in keeping with the PH25 - PH30 sections in the Primrose Hill Conservation Area guidelines document.



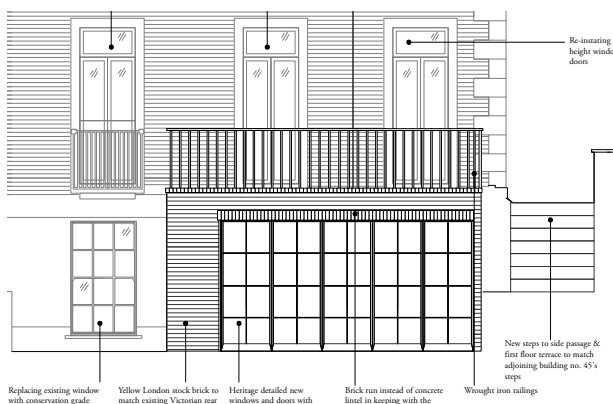
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Changes to the rear extension design from previously approved scheme 2017/6605/P

The proposed design seeks to emulate as far as possible the previously approved design while responding to the site boundaries. The changes made are by virtue of the site ownership now excluding the unused fish pond.

The extension remains the same in terms of scale - it is still two thirds of the width of the house with a matching size patio to that of number 45. It still uses the same number of windows as that at 45.

The windows are centred to allow for the relationship between the windows and the projecting bank not to clash as well as to allow for adequate dimension on the right hand side for a wall build up internally.



43 Gloucester Avenue, approved in January 2018
2017/6605/P



Proposed design which incorporates the actual site boundaries. It takes into account the loss of a portion of the site - i.e. the raised bank formed by the unused fish pond.

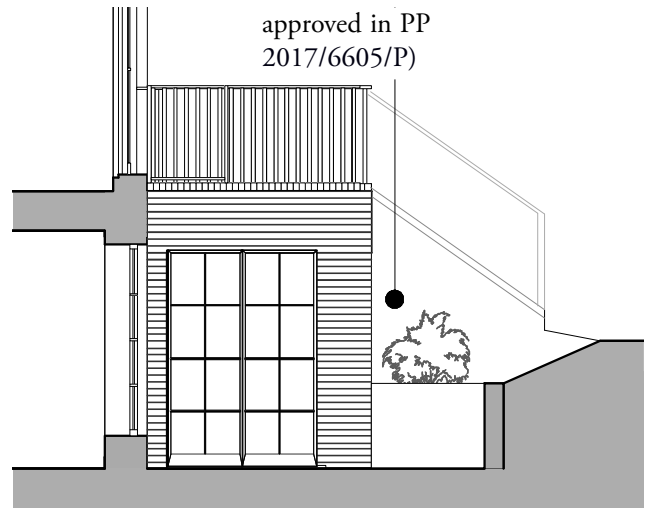
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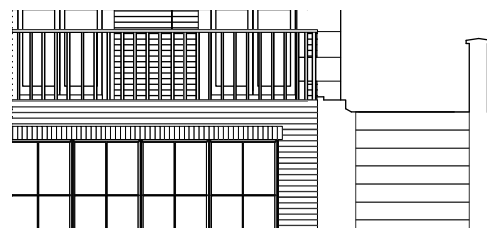
The view from the garden of the proposed scheme



Garden steps at 45



Garden steps at 43 to be the same as those at 45



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Windows on the side passage

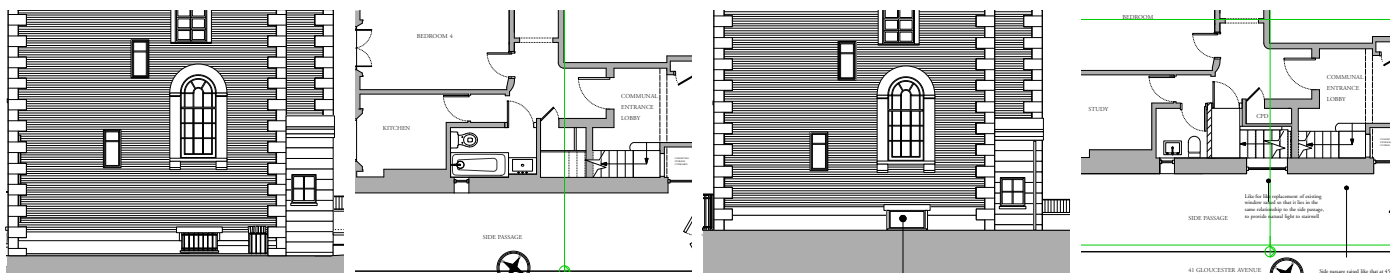
In the application that was approved in January 2018, the side passage was shown in the proposed elevation as being raised with new garden steps leading up to it.

At present, there is a gap in the wall that divides number 43's side passage from the carpark at 41 Gloucester Avenue. This gap allows intruders to access the rear garden at 43 and 45 by climbing through the said gap. Local groups have said that from the garden at 43 and 45, the intruders are able to gain access to numerous other properties whose gardens adjoin that of 43 and 45. As such it is in the interests of security that this gap be closed up.

The side passage shown in the drawings is raised so that the gap between 41 Gloucester Avenue and 43 Gloucester Avenue is removed. This is done without abutting 41 Gloucester Avenue. The wall will be built so that it sits on the land belonging to 43 and without any fixings or contact to the wall belonging to number 41.

As a result of raising the side passage the current small ground level windows will now sit below the side passage level.

It is proposed to keep the larger of the two and to move it so that it sits in the same place in relation to the side passage's new level. Security glass would be used so that window bars would no longer be necessary. The other smaller window would not be viable in the raised position as it would clash with the internal communal staircase location.

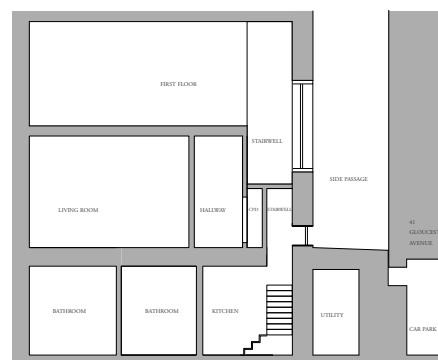


Existing side elevation

Proposed side elevation



Existing side section

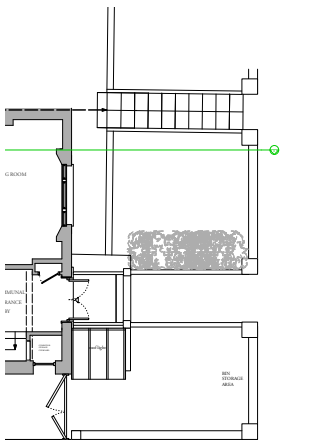


Proposed side section

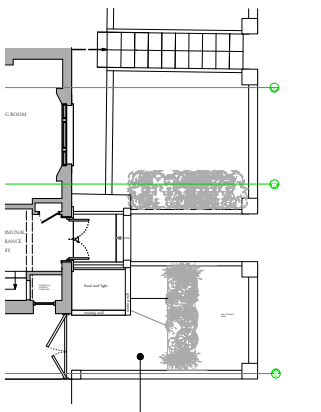
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Garden steps

Some landscaping works including garden steps are proposed in order to connect to the side passage and to make the area more attractive and useable. This design closely resembles that which is currently in place at number 45.



Existing layout for 43



Proposed layout for 43



Landscaping at 45

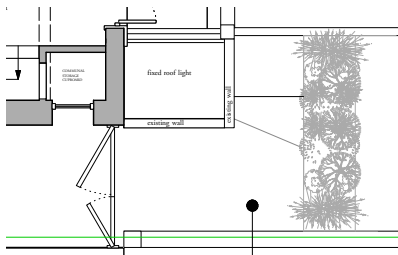
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Replacement of existing damaged roof light

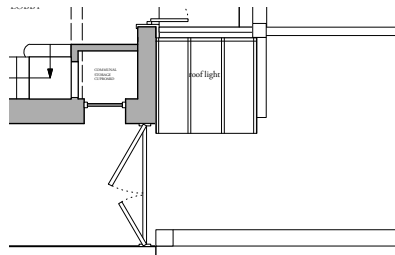
There is currently a damaged single glazed roof light with unsightly integrated metal security mesh. It allows a lot of cold air to enter the property it is worn and damaged in many places.

It overhangs the low wall surrounds it as per the picture below.

It is proposed to replace said roof light with a conservation grade frameless roof light with good thermal performance that would sit within the boundary of the two adjoining walls. It would therefore not be visible from the road and would be less visible than the current one from the site.



Proposed roof light



Existing roof light



Existing roof light



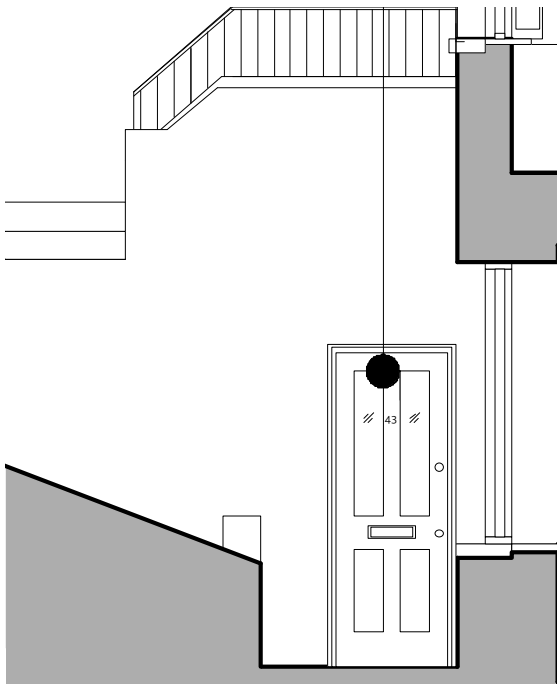
Existing roof light

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Replacement of existing lower ground floor front door

A four panelled Victorian style front door with two glazed upper panels is proposed to replace the existing front door.

Of note is that the lower ground floor door at number 45, that lies opposite to 43 also has a partially glazed front door which was granted planning approval in September 2016.



Proposed front door



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Terrace at raised ground floor level (Previously approved in 2017/6605/P)

The rear extension at lower ground floor will create an associated terrace at raised ground floor level. This would mirror the roof terrace at no. 45. However, the extension and terrace at no. 43 aims to use more sensitive and appropriate materials and detailing than that used at no. 45.

A brick parapet is proposed to enclose the terrace with wrought iron railings in painted finish set back behind the parapet as per the Conservation area guidelines regarding terraces. This is in keeping with the Victorian detailing of the rest of the house.

An integrated gutter is proposed in the parapet so that unnecessary drainage details are not exposed.

A small wrought iron gate will separate the terrace from the side passage area.

Improvements to the existing building (Previously approved in 2017/6605/P)

An unoriginal window at the raised ground floor level is proposed to be replaced with french doors to match that of the other openings at this level. It is understood that the house when originally built had french doors at this location and that these were removed in order to accommodate a kitchen when the house was divided up into separate flats the 20th century.

At lower ground floor level, it is proposed to replace an unoriginal sash window with a conservation grade timber framed sash window with glazing bar details to match that of the rest of the house.

It is proposed to remove the metal bars from all of the windows currently at raised ground and lower ground floor level.

Garden steps (Previously approved in 2017/6605/P)

It is proposed to add simple garden steps to mirror those at no. 45 in size and use of materials to connect the garden to the side passage as well as to the terrace. At present, there is an uneven and very steep grassy bank that connects the passage to the back garden. These will be formed in stone as per the existing steps at no. 45.

Trees

No trees will be affected by the development

Overlooking, privacy, daylight and sunlight

No new overlooking conditions are created by the extension or the associate terrace. At present, there are already doors and windows facing outwards from the property in the same direction that the new windows and doors will be located in the extension.

The new doors to the side of the extension that mirror those at no. 43 will be shielded by the existing garden wall and trellis that currently stops overlooking issues between the patio at no. 43 and the patio / extension at no. 45.

No properties will suffer loss of daylight or sunlight as the extension is only single storey and will be located

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at lower ground floor level.

An existing garden wall with trellis dividing the lower ground floor out door areas of no. 43 and 45. This prevents over looking and maintains privacy between the two properties.

6. PRECEDENT APPLICATIONS PERTINENT TO THE SCHEME

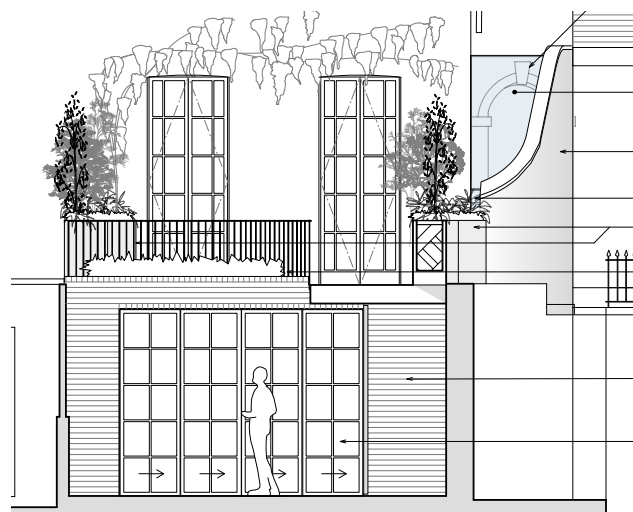
Approved January 2016 - 2015/6208/P - 45 Gloucester Avenue

Erection of infill front extension under staircase to lower ground flat and external alterations to front, side and rear elevations at lower ground floor.

The scheme proposed for no. 43, mirrors the rear extension approved at no. 45 in terms of scale, massing and geometry.

Approved August 2017 - 2017/3310/P - 29 St Mark's Crescent

The planning application that was approved consists of a very similar scheme to that proposed for no. 43 Gloucester Road. It is a single storey brick formed lower ground floor extension with metal framed glazed doors to the lower garden level. Like our scheme it also includes a metal balustrade to the associated terrace above.



29 St Mark's Crescent, approved in August 2017



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6. ASSESSMENT:

The main considerations as part of the proposal are:

Design
Amenity
Amount
Scale
Landscape
Appearance

7. DESIGN:

Please see Section 2 - Proposal which deals with the design of the property in relation to planning policy.

8. AMENITY:

No new overlooking conditions are created by the extension or the associate terrace. At present, there are already doors and windows facing outwards from the property in the same direction that the new windows and doors will be located in the extension.

The new doors to the side of the extension that mirror those at no. 43 will be shielded by the existing garden wall and trellis that currently stops overlooking issues between the patio at no. 43 and the patio / extension at no. 45.

No properties will suffer loss of daylight or sunlight as the extension is only single storey and will be located at lower ground floor level.

An existing garden wall with trellis dividing the lower ground floor outdoor areas of no. 43 and 45. This prevents overlooking and maintains privacy between the two properties.

9. AMOUNT:

The application seeks to combine two flats into one so that the inhabitants can increase the amount of enjoyable and flexible space for their foreseeable lifetime needs.

10. SCALE:

The size and design of the proposal is single storey and subordinate to the original house

11. LANDSCAPE:

Changes are proposed to the front area so that no. 43 more closely resembles no. 45 including three steps up to the side passage. No changes are proposed to the landscaping of the communal garden apart from adding simple garden steps to connect to the side passage, like that at the adjacent mirroring building 45 Gloucester Avenue. Also, small steps to match number 45 that will connect the patio to the main garden. No changes to the trees are proposed.



Gouldstone Architects & Designers

11.02.2020

3 Wesleyan Place,
NW5 1LG
www.gouldstonearchitects.co.uk
info@gouldstonearchitects.co.uk

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12. APPEARANCE:

The proposal is to maintain the attractive appearance of Gloucester Avenue. No changes are proposed to the front elevation. The rear elevation change will add symmetry to the building as a whole. At present, there is a rear extension and terrace at no. 45 but not at no. 43.

Improvements have been proposed that will enhance the historic details of the house, these include new conservation grade timber framed sash windows and french doors as well as the removal of metal bars over the windows.

13. LOCAL AND NATIONAL POLICY:

As referenced throughout this statement, the development has considered closely current local planning policy guidelines. Creating large habitable rooms, and maximising natural light and ventilation is in response to national policies such as 'Lifetime Homes' which are to create more flexible and adaptable houses with increased living spaces suited to the changing needs of our population and meeting more sustainable ecological targets.

14. ACCESS STATEMENT:

Pedestrian and vehicular access remains unchanged to the property. Circulation within the dwelling is improved by virtue of increased floor space on the ground floor living areas which will enable less ambulant users to manoeuvre more freely and future adaptations and aids to be fitted without compromising the functionality of the spaces.



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15. RELEVANT POLICIES REFERENCED IN THIS APPLICATION & THE DESIGN OF THE SCHEME

Camden Planning Guidance - Housing (May 2016)

6 Development involving net loss of homes

KEY MESSAGES

We will generally resist proposals for redevelopment or conversion of housing that involve the net loss of two or more homes.

6.4 The Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property.

As this scheme only proposes the loss of a single home and the reason for this is to accommodate the needs of a growing family, it complies with CPG 206 regarding 6. Net Loss of Homes

Design:

Policy D1 Design

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*



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Sustainable design and durability

7.7 *The Council expects development to be sustainable in design and construction. Development should be consistent with the policies set out in section 8 of this plan on sustainability and also consistent with Camden Planning Guidance on sustainability.*

7.8 *Design should be durable in construction and where appropriate should be flexible and adaptable for a range of uses over time, a quality known as robustness. Robustness is influenced by factors including the size and shape of rooms, points of access and the depth of doorplates. The overall quality of a building is also a consideration as buildings with character and charm are more likely to be retained and adapted.*

Details and materials

7.9 *Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.*

7.10 *Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.*

Responding to natural features and preserving gardens and open space

7.19 *New developments should respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees and other vegetation. Extensions and new developments should not harm existing natural habitats, including in private gardens. Policy A3 Biodiversity sets out the Council's policy on nature conservation, protecting trees and biodiversity.*

7.20 *Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. The Council will resist development that occupies an excessive part of a garden and where there is a loss of garden space which contributes to the character of the townscape.*

7.21 *The Council will resist development which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area. Where appropriate the Council will seek to ensure that developments make adequate provision for the planting and growth to maturity of large trees.*

Amenity space

7.23 *Private outdoor amenity space including gardens, balconies and roof terraces, can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Please refer to Policy A2 Open space for the Council's approach to ensuring that new*



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open space is provided in development. The Council also requires that the residential amenity of neighbours be considered in accordance with Policy A1 Managing the impact of development.

Heritage:

Primrose Hill Conservation Area guidelines

ROOF TERRACES

PH24 Planning permission may be required for the formation of roof terraces. It is advisable to consult the Planning Service to confirm if this is the case. The creation of high level balconies where they will be visually intrusive or result in partial removal of the roof will be resisted. The enclosure of roof terraces should be constructed in metal set back behind the parapet and the access to the terrace should be designed to relate to the main building.

REAR EXTENSIONS/CONSERVATORIES

PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

PH28 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.

PH29 Side extensions will not be acceptable where they are unduly prominent, unbalance the composition of a building group, or where they compromise gaps between buildings through which views are afforded of other properties, rear gardens, mature trees, or the Regent's Canal.

PH30 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

Amenity:



Gouldstone Architects & Designers

11.02.2020

3 Wesleyan Place,
NW5 1LG
www.gouldstonearchitects.co.uk
info@gouldstonearchitects.co.uk

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Policy A1 Managing the impact of development - Relevant sections from this policy are:

Visual privacy and outlook

6.4 A development's impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers. The Council will expect that these elements are considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours. Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity.

Sunlight, daylight and overshadowing

6.5 Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity.