

Laura Hazelton
London Borough of Camden
5 Pancras Square
London
N1C 4AG

(Our Ref:1492)

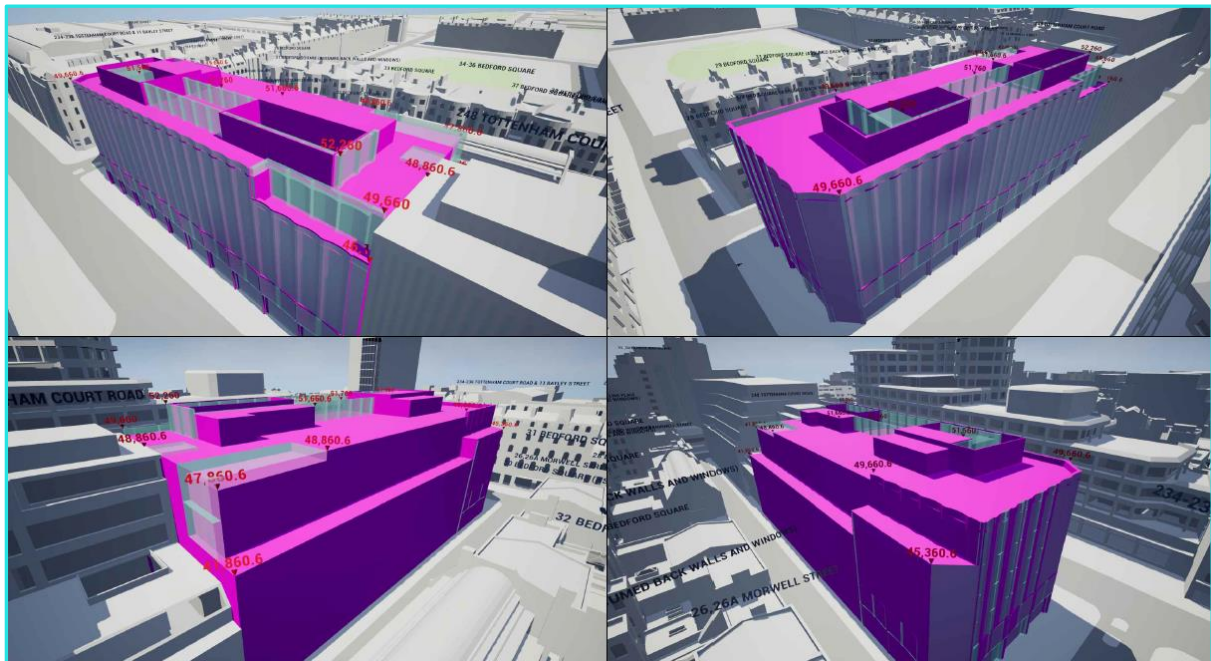
5th November 2020

Dear Laura

RE: THE REDEVELOPMENT OF 247 TOTTENHAM COURT ROAD – DAYLIGHT AND SUNLIGHT MATTERS

I am writing in connection with the minor amendments to the Stiff and Trevillion Architects scheme (dated 12.06.20 option 3) which have been incorporated in response to London Borough of Camden Planning Officer comments.

Our understanding of the new scheme (dated 03.11.20) is that there are very minor alterations in the massing and to verify this we have, in consultation with the architects, overlaid a computer model of the 12.06.20 option 3 scheme with the minor amended scheme dated 03.11.20. The variations can be seen below in which the original submission scheme is coloured purple and the minor amendment scheme where it extends beyond the original submission is coloured in translucent blue. A larger version of this image can be found appended to this letter.



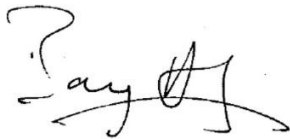
Drawing P1492/70

The original submission scheme was the subject of a July 2020 Point 2 Surveyors Daylight, Sunlight and Overshadowing Report. That report identified 6 buildings which contain residential elements necessary for technical analysis. Of which only 1 of these is sufficiently close the development site to be potentially affected by the minor amended scheme. This being 26 Morwell Street.

As can be seen from the overlaid images above and attached, the proposed minor amendments are not opposite 26 Morwell Street and in addition to being at quite some distance and / or set back from that property they are also relatively minor in scale. Hence, I do not think that the minor amendment proposed with the Stiff and Trevillion 03.11.20 scheme will result in noticeable changes to the neighbours Daylight and Sunlight amenity beyond that set out in the July 2020 report and to which I would refer you for further information.

If you have any queries, please let me know.

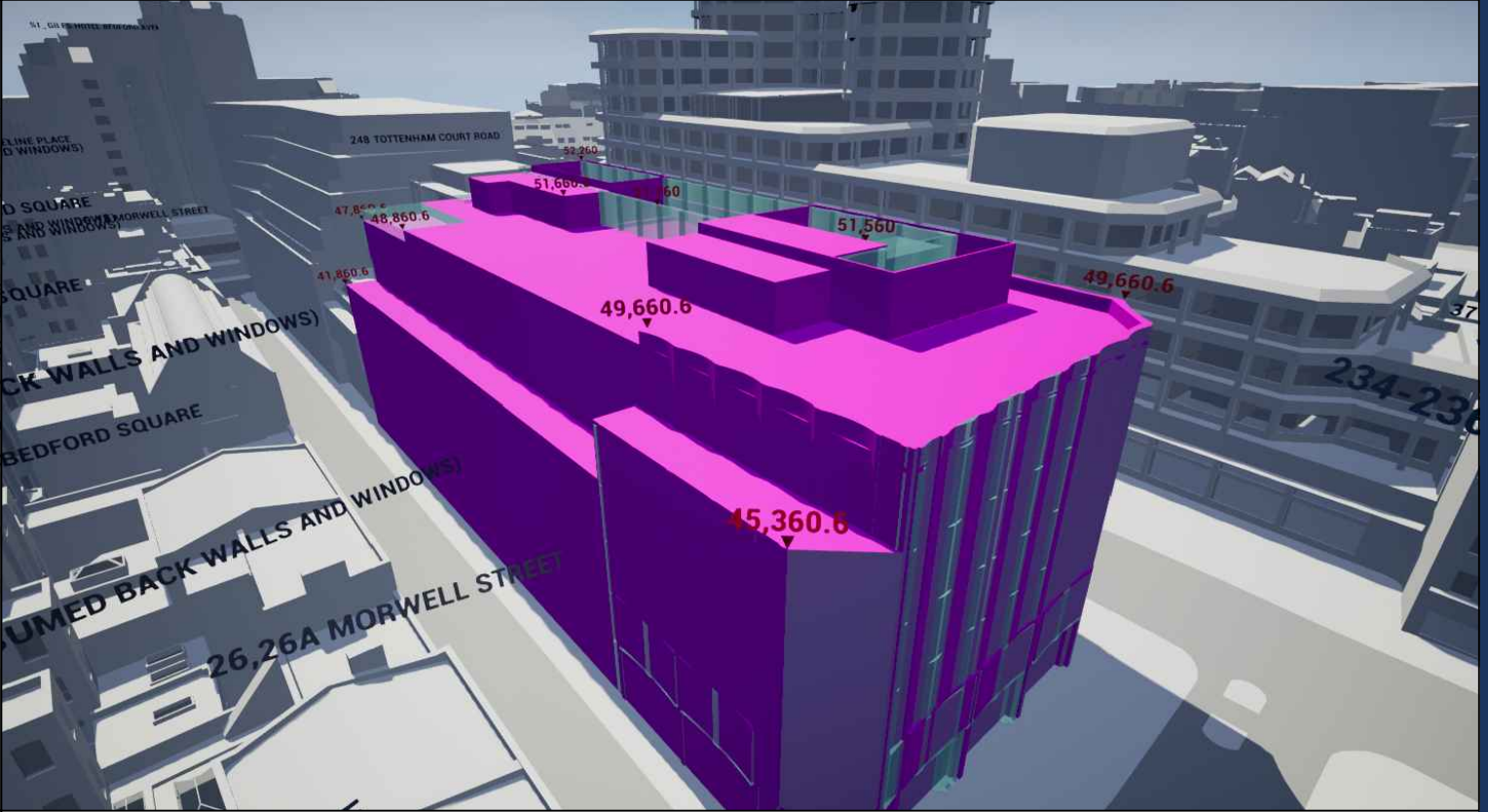
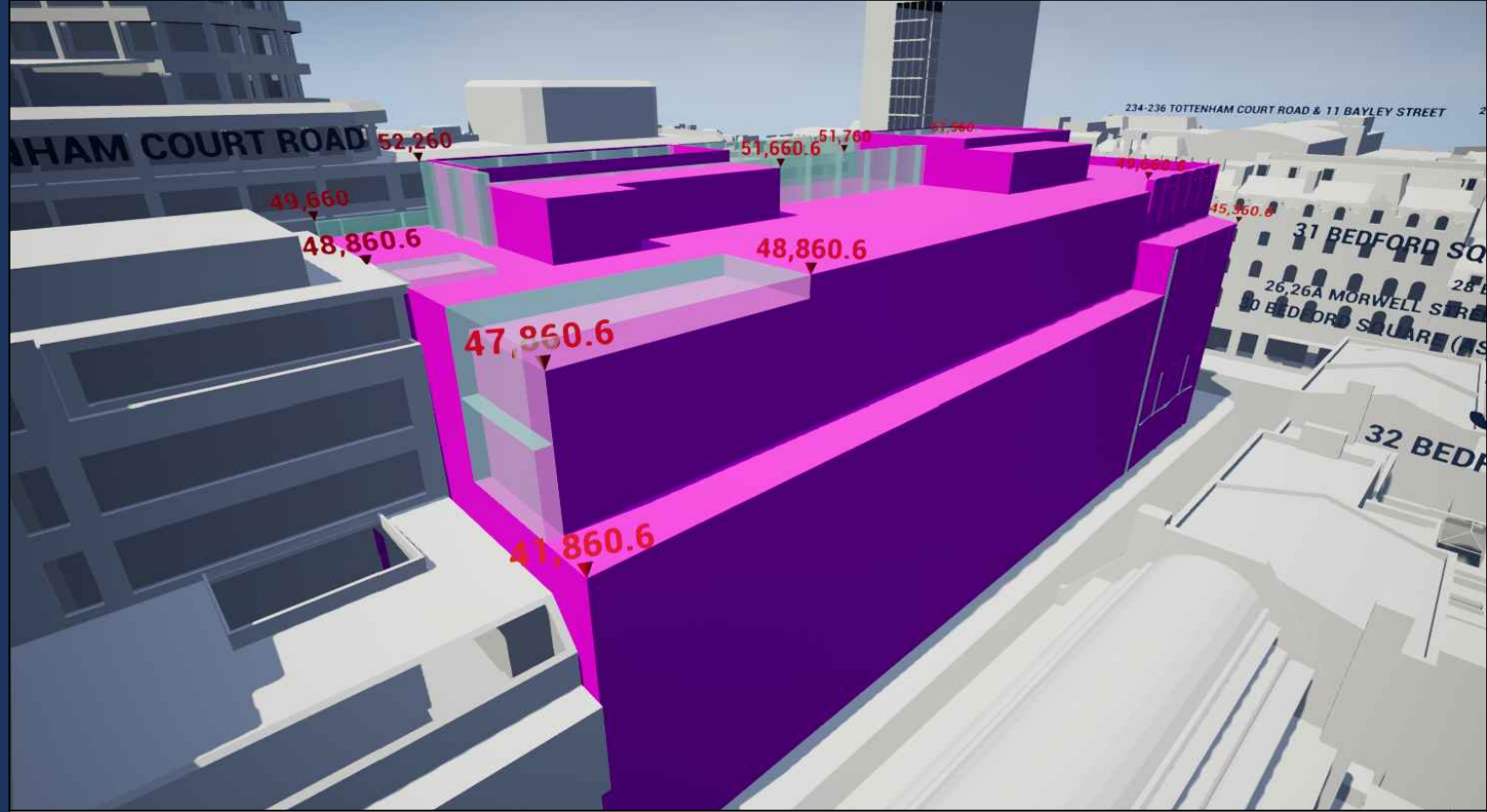
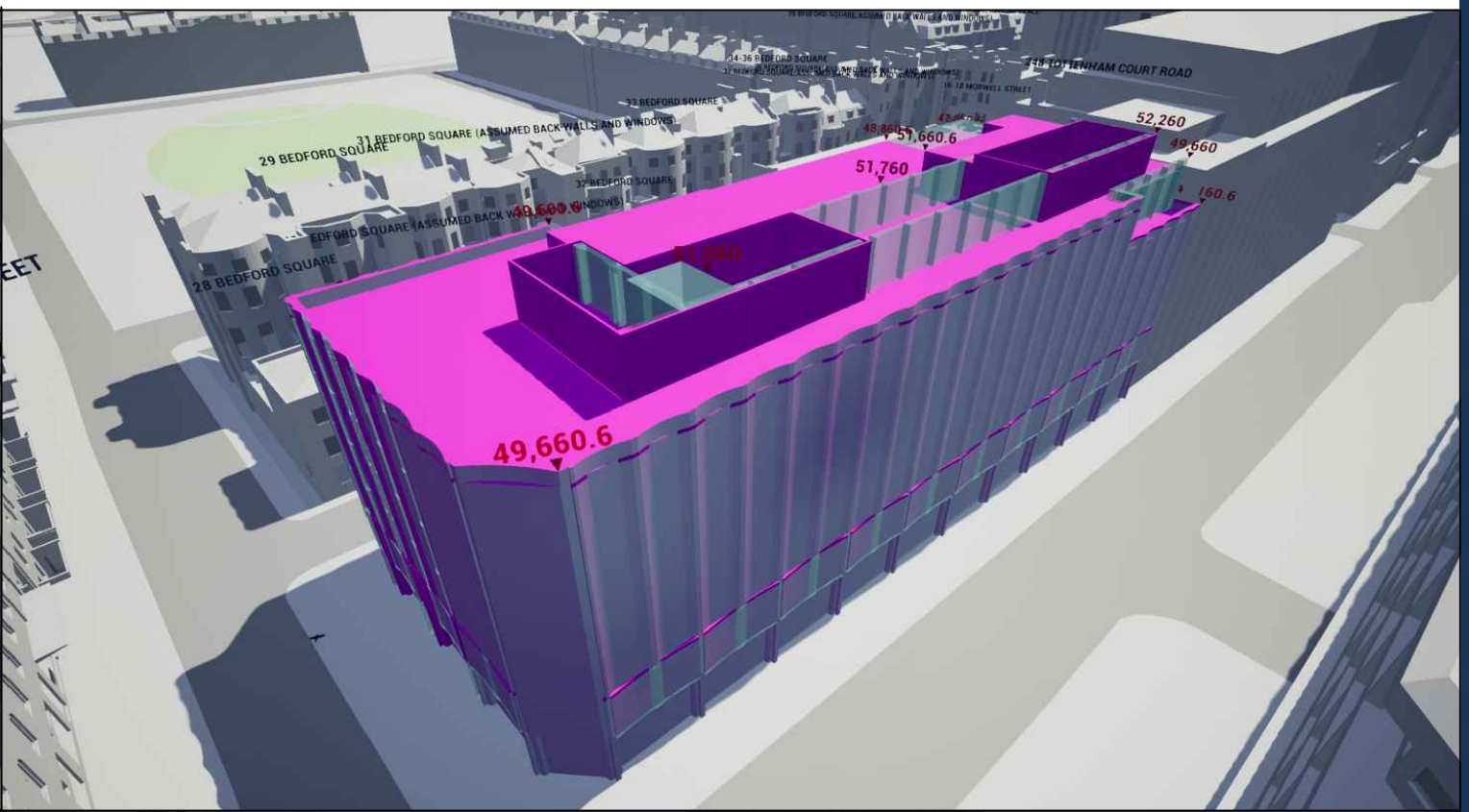
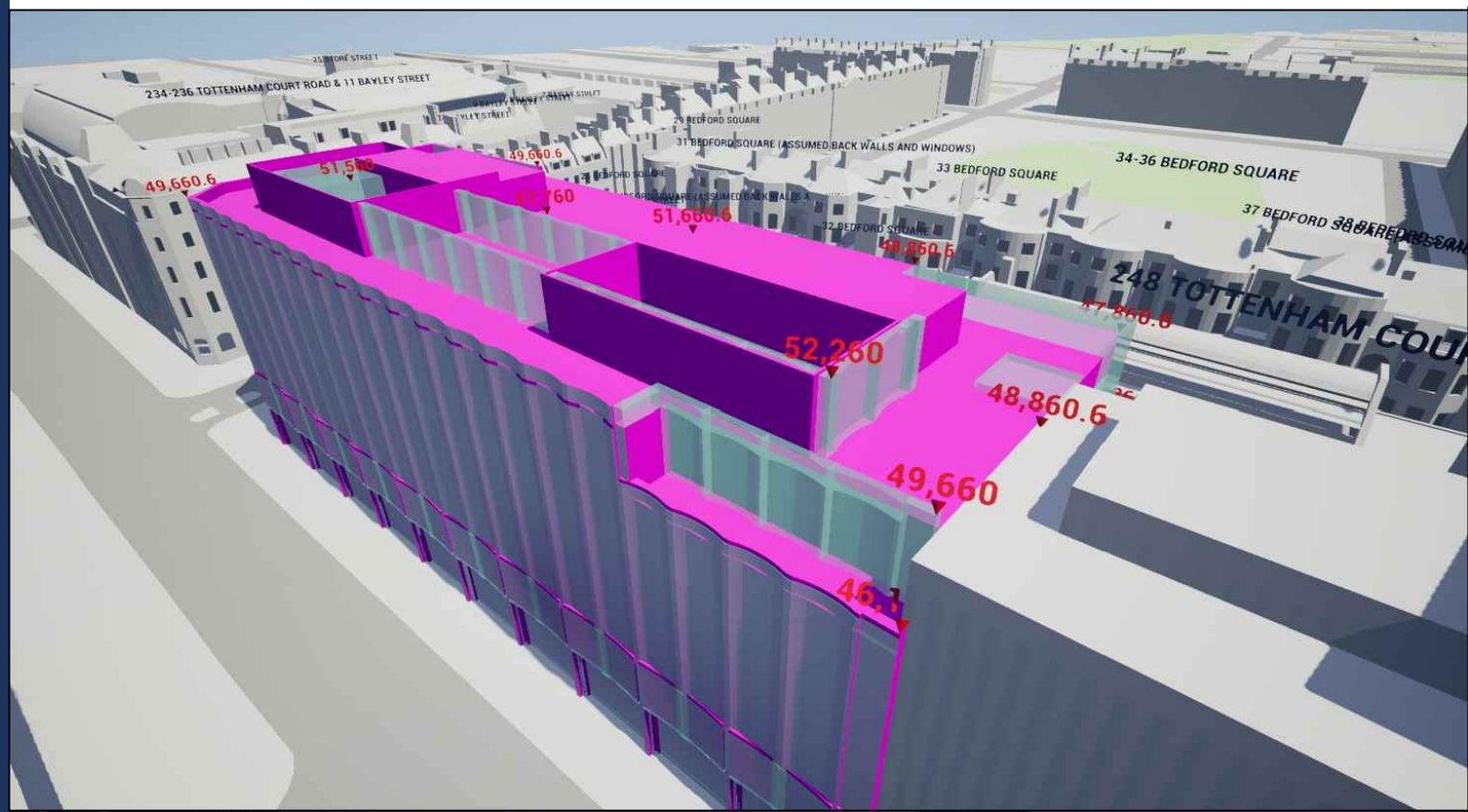
Yours Sincerely

A handwritten signature in black ink, appearing to read 'Barry Hood', with a stylized flourish at the end.

Barry Hood
Partner
For and on behalf of Point 2 Surveyors

Cc Jo Al-Hillawi – CORE
David Hutton – CORE
Liam Lawson Jones – Gerald Eve
Natalie Davies – Gerald Eve
Jason Plant – Avison Young

Appendix 1 – Drawing



Sources: Point 2 Surveyors
Point Cloud
Site Photos

Stiff + Trevillion Architects Ltd
Proposed info (received 220920)
200922_TCR_UpdatedMassing (1).skp

Proposed info (received 031120)
201103_TCR_UpdatedMassing .skp
TCR-201103-Morwell-St-Aerial-View-with-AODs-Added.jpg

Key: ■ Proposed Scheme 120620 Option 3
■ Proposed Scheme 031120

All Heights in mm AOD

Project: 247 Tottenham Court Road,
London

Title: Comparison Views
Proposed Scheme 120620 Option 3 vs
Proposed Scheme 031120

Scheme Confirmed:

Date:

Drawn By:
JH/CJ/JB

Scale:
NTS @ A3

Date:
November 2020

Dwg No:
P1492/70/

Rel:
14

