

URBAN BUILDING SURVEYORS  
CHARTERED BUILDING SURVEYORS

5686d1350

10 Baltic Street East  
London  
EC1Y 0UJ

Jane Boardman  
19A Belsize Crescent  
London  
NW3 5QY

mail@ubs-uk.com

15 January 2021

Dear Jane

**10 Belsize Park Mews NW3**

I am writing to report as requested on the Daylight and Sunlight report produced by CHP Surveyors in support of the planning application.

I have assumed that the modelling and resultant conclusions are largely correct.

However I do make the following observations.

As regards 9a Daleham Mews, the following statement is made:

*9.5.2 Due to the distance between the proposals and the dormer windows, a line drawn at 25° from the centre of these windows, will not be bisected. This demonstrates that in accordance with paragraph 2.2.5 of the BRE guidelines the proposals will not have a significant effect on the daylight enjoyed by this property.*

I have compared the position of the dormer at 9a for which planning permission has been given as shown on drawing 06-12 of the present application and as shown on drawing PA-06-01 of that permission. Whilst the present application appears to show a greater distance I do not see that the conclusion can be correct.

The closer of the windows is full height and the maximum angle subtended by the proposal as shown on drawing 06-12 is about 36°, not less than 25° as suggested.

The guidance says at 2.2.5:

*If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building.*

The angle, at 36°, is one and a half times 25°.

The guidance is in any event not “will not have a significant effect” as stated, but “a more detailed check is needed”.

The roof light which illuminates the ground floor is also affected.

Although not suitable for such a quick assessment as shown in the guidance, there will nevertheless be an effect due to the obstruction of reflected light from the face of what is in effect a reflective light shaft bringing much needed skylight into the rear ground floor.

I have not seen inside 9a, and I understand the permission not to have been implemented yet in any event, but in my considered opinion, based on the evidence before me, it is likely that a significant impact would be caused by this proposal if permitted.

I have superimposed the outline of the proposal onto the drawings already granted permission and attach a marked up copy. Whilst the two do make a reasonable fit, (and I have assumed there to be two separate parapets for example), there are no measurements on the drawings and so an accurate assessment cannot be made. Whilst on this basis I can be reasonably certain that the situation is no better than shown, I cannot be certain that the situation is not in fact worse than shown.

A full analysis of the likely no sky line would be necessary but is simply not possible with any real accuracy given the level of information available.

I have also considered the properties to the east in Belsize Crescent.

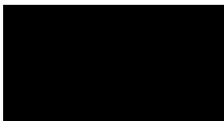
Here I do not think it so much a reduction in light, although there will inevitably be some reduction in late afternoon sun, as an increased sense of enclosure. The basement floors have been occupied since construction and the mews houses were built to just two floors with that in mind.

Although the adjacent property to the south has been extended similarly to that now proposed, it is further away from the surrounding properties and so will have had less impact.

It seems to me that despite the roof extension being set back relative to that in the previous refused application 2019/4295/P, most if not all of the inspector's findings from paragraphs 10 to 17 would still prevail. The only real difference is that now the proposal is set back from the boundary with 9 and 9a and so the impact will be less, and that a sunlight and daylight report has been provided.

Kind regards

Yours sincerely



**D A Bowden**



**XUL**  
**ARCHITECTURE**  
Ground Floor Office  
33 Beisize Lane  
London NW3 5AS  
  
Office: +44 (0) 207 431 9014  
info@xularchitecture.co.uk  
www.xularchitecture.co.uk

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ADDITIONAL NOTES:

REVISIONS	
No	Date
00	04/09/18
01	21/02/19

Issue	By
Description Issue For	SL
PLANNING	SL
PLANNING	

Client	PRIVATE CLIENT	
Project	9A Daleham Mews London NW3 5DB	
Title	PROPOSED SECTIONS	
Scale	1:50	A3
Date	04/09/18	
Drawn	SL	
Checked	SS	

No.	Rev.
6	01
Number	16029