

8th February 2021

Ms Elaine Quigley
London Borough of Camden
Development Management
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 9JE

Re: 2020/4427/P - 67 Charlotte Street

Dear Ms Quigley,

I have been reviewing the objections relating to the above application and note that there are a number of comments from the landlord of 27 Tottenham Street in relation to daylight/sunlight. I understand the main objections regarding 27 Tottenham Street can be summarised as follows:

1. The daylight assessment fails to mention the impact on the ground floor windows to commercial premises; and
2. The conclusion that the impact would be considered negligible is “*entirely false*” and that a “*simple picture from the windows would demonstrate how direct sunlight and daylight in general would get blocked*”.

With regards to the first point, The Building Research Establishment (BRE) report, “*Site layout planning for daylight and sunlight*” by PJ Littlefair is explicit in that commercial premises do not routinely require assessment, hence why the ground floor and basement windows have not been assessed. It is not routinely considered that commercial premises have a requirement for daylight; therefore, under the guidance any impact on the ground floor and basement windows would be considered acceptable.

Regarding the second point, the assessment does indicate that there would be four windows at 27 Tottenham Street (window ID 7, 8, 9 and 10) that do not fully achieve the guidance contained within the BRE Report, as they will receive a level of daylight with the proposed development of less than 27% VSC and the proposed level of daylight would be less than 0.8 times the existing level. However, the assessment notes that three of the four affected windows serve non-habitable rooms, to which the BRE guidance does not apply. Floor plans from the London Borough of Camden’s planning portal in connection with withdrawn application 2016/0876/P note that windows 7 and 9 both serve a staircase and window 8 serves a bathroom (see Appendix 1). Since all three of these windows serve non-habitable rooms, the impact is not considered significant.

Considering window 10, the floor plans from the London Borough of Camden's planning portal note the window is a secondary window to an open plan living room/kitchen, which benefits from two unaffected windows to the front, facing onto Tottenham Street. Consequently, as a secondary window, the impact is unlikely to be noticeable within the room itself. Whilst it is acknowledged that there would be a decrease in daylight (a reduction from 19.10% VSC to 6.03% VSC at window 10), when considering the amount of daylight to the room as a whole, including the unaffected two main front windows, proportionally the reduction in daylight within the room itself would be considerably less significant, when compared to the reduction to window 10 in isolation. As a consequence, the impact to this window is considered acceptable.

It is important to note that the daylight assessment does not suggest that there will not be an impact, which is what the objections imply; however, the daylight assessment does conclude that the impacts would be acceptable, given the uses and configuration of the rooms served by the affected windows.

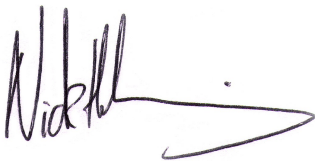
It should be stressed that where windows do not fully meet the BRE Guidance, it does *not necessarily* mean that the development's impact would be significant or unacceptable. The BRE Guidance represents "Best Practice Guidance" and it notes that the advice given in the report is not mandatory nor adopted planning policy and the numerical guidelines "should be interpreted flexibly since natural lighting is only one of many factors in layout design". The BRE Guidance notes as an example, that in a mews in a historic city centre, a typical obstruction angle may be higher and therefore, a lower VSC target value may be more appropriate. This is an approach reinforced by the London Plan's Housing Supplementary Planning Guidance acknowledging that "Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London".

The February 2019 version of the NPPF now specifically mentions daylight/sunlight in national planning policy. The NPPF states that:

"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances...local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site".

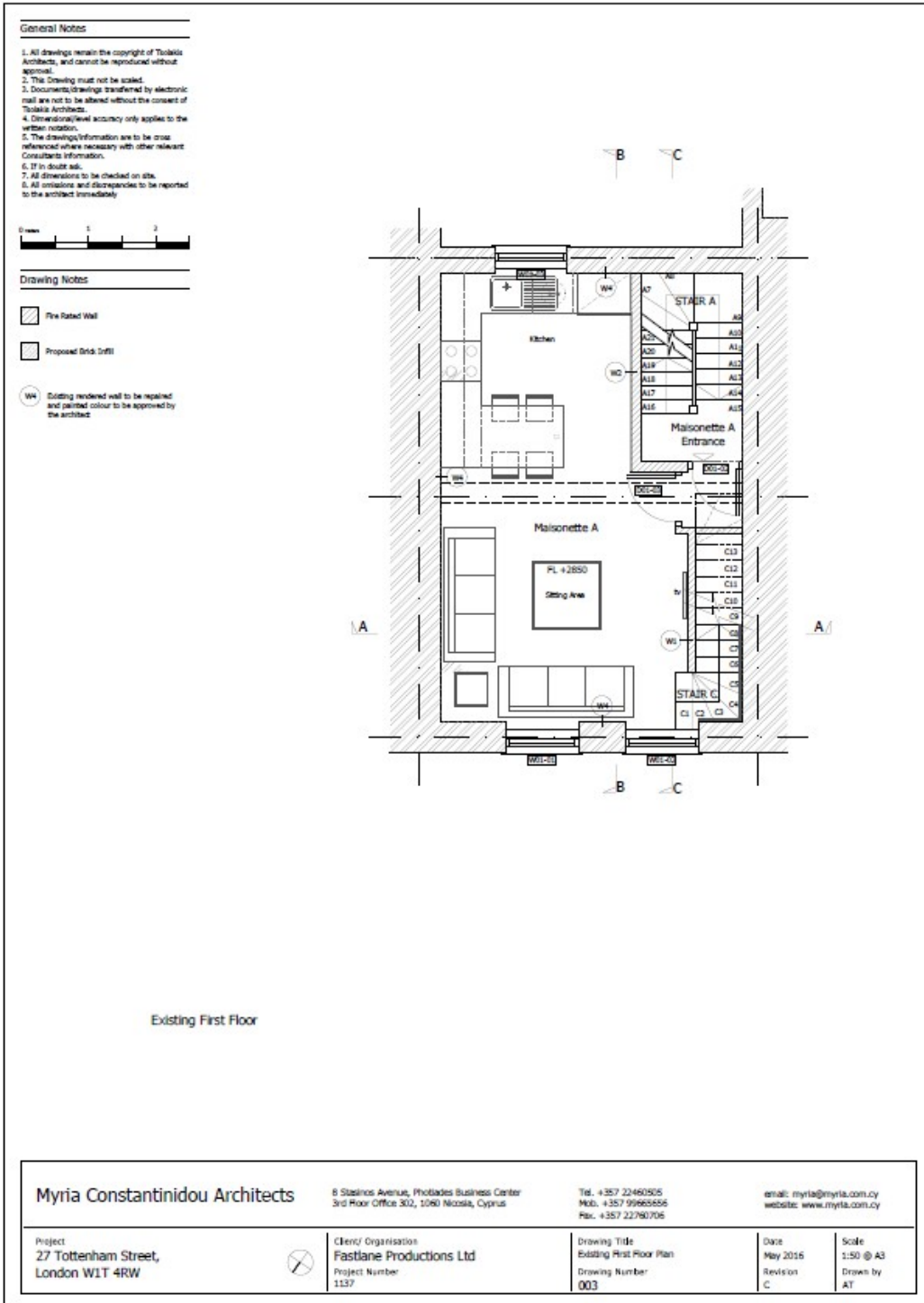
If you require any further clarification, please let me know.

Kind regards

A handwritten signature in dark ink, appearing to read 'Nick Hawkins', followed by a long horizontal flourish.

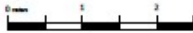
Nick Hawkins
Managing Director
Hawkins Environmental Limited

Appendix 1 – Drawings of 27 Tottenham Street



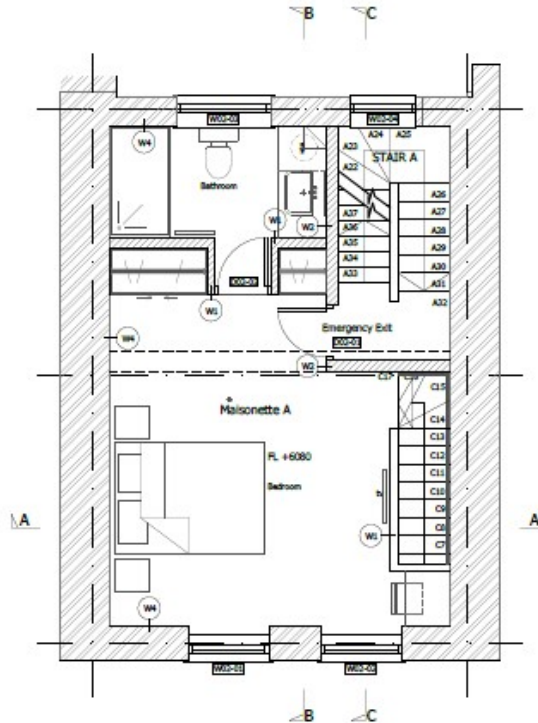
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8. All omissions and discrepancies to be reported to the architect immediately.



Drawing Notes

- Fire Rated Wall
- Proposed Brick Drift
- Existing rendered wall to be repaired and painted colour to be approved by the architect



Existing Second Floor

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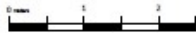
Client/ Organisation
Fastlane Productions Ltd
Project Number
1137

Drawing Title
Existing Second Floor Plan
Drawing Number
004

Date
May 2016
Revision
C
Scale
1:50 @ A3
Drawn by
AT

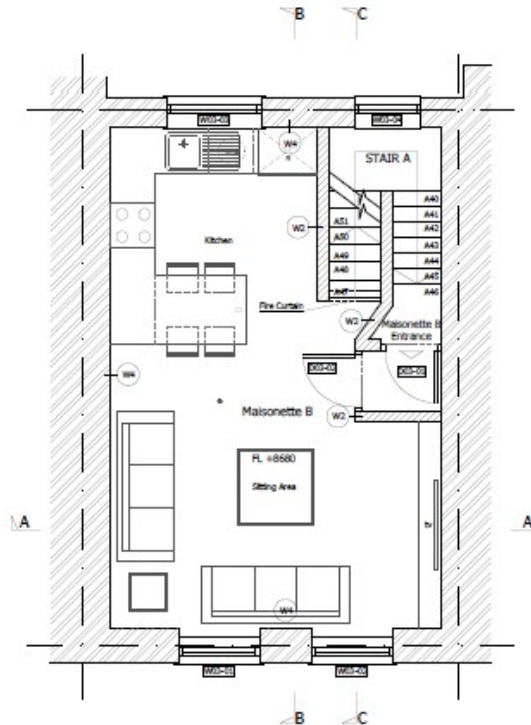
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