

Our Ref: 2530-21-0323-Meleck

23rd March, 2021

Mr M Meleck
12 Tobin Close
London
NW3 3DY

Dear Mr Meleck,

Proposed Works at 12 Tobin Close, London, NW3 3DY

In accordance with our instructions, we have considered the potential effects the proposed additional floor to 12 Tobin Close could have on the neighbouring residential properties' daylight and sunlight.

In accordance with the London Borough of Camden's Local Plan, our review has been carried out with reference to the Building Research Establishment's publication "*Site Layout Planning for Daylight and Sunlight. A guide to good practice.*" (BRE guidelines).

Paragraph 2.2.5 of the BRE guidelines states; "*First, draw a section in a plane perpendicular to each affected main window wall of the existing building. Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. 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.*"

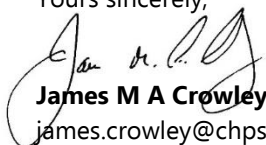
As indicated on the attached drawing, the proposals fall well below the 25° line.

Concerning the implications the proposals could have on the direct sunlight enjoyed by the gardens to the properties on the opposite side of Tobin Close, in accordance with Appendix G of the BRE guidelines, we have considered the access to direct sunlight on the 21st March the mid-point of the garden will enjoy.

With the proposals being over 24m from the proposals and these being only 11.4m above this point, significantly more than 2hrs of direct sunlight will be enjoyed at this point on the 21st March. The BRE guidelines are therefore achieved, and the garden will retain exceptional access to direct sunlight.

We would therefore confirm that the BRE guidelines are achieved and the proposed additional floor to 12 Tobin Close will not have a substantial effect on the daylight and sunlight enjoyed by the neighbouring residential properties.

Yours sincerely,



James M A Crowley

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Encl.

