

Our Ref: 2523-21-0401

1st April, 2021

9 – 14 Tobin Close
London
NW3 3DY

FAO Mr D Chow

Dear Sirs

Proposed Works at 9 -14 Tobin Close, London, NW3 3DY

In accordance with our instructions, we have considered the potential effects the proposed additional floor to 9-14 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).

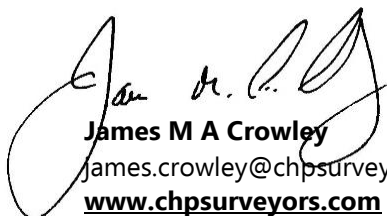
Paragraph 2.2.5 of the BRE guidelines states; "*First, draw a section in a plane perpendicular to each affected main window wall of the existing building. Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° 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 in all instances the proposals will fall below this, they will not have a substantial effect on the daylight and sunlight enjoyed by the neighbouring residential properties.

With regards to the neighbor's amenity space, because the distance the proposals are from these, significantly more than 2hrs direct sunlight on the 21st March will be enjoyed and the all neighbouring gardens will therefore retain exceptional access to sunlight.

In conclusion we would confirm that the proposal of an additional floor on 9-14 Tobin Close will not have a substantial effect on the daylight and sunlight enjoyed by the neighbouring properties and the BRE guidelines are achieved.

Yours sincerely,



James M A Crowley
james.crowley@chpsurveyors.com
www.chpsurveyors.com