

Faye Wright
Zabludowicz Collection
176 Prince of Wales Road
NW5 3PT

29th April 2021

Dear Faye,



17 SLINGSBY PLACE
LONDON | WC2E 9AB

**RE: THE REVISED PLANNING APPLICATION FOR 176 PRINCE OF WALES ROAD, LONDON, NW5 3PT
– DAYLIGHT AND SUNLIGHT**

I write in relation to the proposed revised planning application for the 176 Prince of Wales Road site. Point 2 historically undertook a number of detailed technical assessments and prepared a daylight and sunlight report dated November 2016 (“the Point 2 Report”) which accompanied the planning application (planning ref: 2017/0001/P). The Point 2 Report concluded near BRE compliance and was sufficient for the London Borough of Camden to grant planning permission for the erection of three storey plus basement level rear extension and associated alterations following partial demolition of existing two storey rear building (Use Class D1).

The purpose of this letter is to provide non-technical advice associated with the light amenity position of the neighbouring properties as a result of the revised scheme proposal. Point 2 have been supplied with a number of drawings supplied by FMA which will form part of the new application for the proposed 176 Prince of Wales Road development. A review and consideration of these drawings has been made against the methodologies as outlined in the 2011 Building Research Establishment (BRE) Report ‘Site layout planning for daylight and sunlight – A guide to good practice’ (“BRE Guidelines”) and the review and analysis as outlined in the Point 2 Report.

After reviewing the revised drawings, it is clear that the height and massing of the new scheme is consistent with the original scheme and does not demonstrate departure from that reported within the Point 2 Report. Recognising this, the implementation of the scheme outlined within the new application is not expected to translate into material changes beyond those isolated instances recorded within the Point 2 Report.

Overall, our professional view is that the revised scheme proposal for the 176 Prince of Wales Road site would produce very good levels of daylight and sunlight to the neighbouring residential properties and would be consistent with the results recorded in the Point 2 Report that accompanied the consented 2018 planning application.

I trust this clarifies the position.

Yours sincerely

Justin Bolton
Senior Director
For Point 2 Surveyors Ltd

