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building & project consultants



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Dear Dan,

**REDEVELOPMENT OF TEMPLAR HOUSE, HOLBORN, LONDON**  
**Daylight and Sunlight – Revised Plant Enclosure**

We write in connection with the Proposed Section 73 Application for Templar House and have now had the opportunity to review the potential alterations to the plant screening in terms of daylight and sunlight impacts to the surrounding residential properties. We have been provided with A Studio Architect's drawings numbered UCH-AST-XX-07-DR-A-010717 (7<sup>th</sup> Floor Plan), UCH-AST-XX-XX-DR-A-010851 (North Elevation), UCH-AST-XX-XX-DR-A-010800 (East Elevation) and UCH-AST-XX-XX-DR-A-010801 (West Elevation).

The site benefits from a previous consent (London Borough of Camden Ref: 2020/1350/P) for which we undertook a daylight and sunlight study and report dated 27 February 2020. This report was submitted as part of the planning application. This report identified full adherence to the BRE Guide for VSC and APSH with some minor transgressions noted to the NSL for 34-38 Eagle Street, 71 Red Lion Street and 76-78 Red Lion Street. The report concluded that given the urban location, no adverse harm would occur to the daylight and sunlight amenity of the surrounding properties that were identified as being sensitive receptors.

After review of A Studio Architect's drawings and massing models, it is noted that the overall massing is smaller than that of the Consent. The impacts on the surrounding properties that are sensitive to daylight and sunlight will improve from the consented scheme. In addition, the massing to the Eagle Street Elevation will remain the same of the current building and there will be no impact to the Eagle Street properties neighbouring the site.

Should you require any further clarification, please do let us know.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Harris', written in a cursive style.

**Anthony Harris**  
**Consultant**  
Paragon Building Consultancy