RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

4 January 2022

141 to 145 Kentish Town Road
London
NW1 8PB

RICS
Regulated by RICS

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Ian Heitner to undertake a daylight and sunlight study of the proposed development at 141 to 145 Kentish Town Road, London NW1 8PB.

1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 137 to 139, 141 to 145 & 147 Kentish Town Road, 3 & 5 Castle Road and 4, 5, 6, 7 & 8 Castle Place.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.

1.1.5 141 to 145 Kentish Town Road appears to be a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Even though one of the windows does not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

1.1.6 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of windows 49 & 50 at 3 Castle Road and 58 & 59 at 147 Kentish Town Road and garden 7 at 147 Kentish Town Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

SK Architects

	Existing Section A-A	Rev -
	Roof Plan	Rev -
	Architect 3D Model	Rev -
574 L01	Site Block and Location Plans	Rev -
574-E01	Existing Basement Plan	Rev -
574-E02	Existing Ground Floor Plan	Rev -
574-E03	Existing First Floor Plan	Rev -
574-E04	Existing Second Floor Plan	Rev -
574-E05	Existing Third Floor Plan	Rev -
574-E06	Existing Fourth Floor Plan	Rev -
574-E10	Existing Site and Block Plans, Elevations	Rev -
574-E11	Existing Elevations	Rev -
574-E12	Existing Elevations	Rev -
P01	Site and Block Plans, Existing and Proposed	Rev -
P02	Proposed Site Plan/GA Ground Floor Plan	Rev -
P03	Proposed GA Plans	Rev -
P04	Proposed Elevations and Sections	Rev -

Amu Surveys Ltd

	Existing Topographical Survey	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

137 to 139 Kentish Town Road:

	Floor Plans	Rev -

141 to 145 Kentish Town Road:

	Floor Plans	Rev -

147 Kentish Town Road:

	Floor Plans	Rev -

3 Castle Road:		
1606_1100	Ground Floor Plan Proposed	Rev -
1606_1101	First Floor Plan Proposed	Rev -
1606_1102	Second Floor Plan Proposed	Rev -
1606_1103	Third Floor Plan Proposed	Rev -
4 Castle Place:		
797.3	Proposed Ground Floor Plan	Rev -
797.4	Proposed First Floor Plan	Rev -
5 Castle Place:		
679.2.9	Existing Plan & Elevations	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is expected sometime in 2022. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "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 (as long as the resulting scheme would provide acceptable living standards)."

3.3 Daylight to Windows

3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

3.3.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.5.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 137 to 139, 141 to 145 & 147 Kentish Town Road, 3 & 5 Castle Road and 4, 5, 6, 7 & 8 Castle Place.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.1.3 141 to 145 Kentish Town Road appears to be a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Even though one of the windows does not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test with the exception of windows 49 & 50 at 3 Castle Road and 58 & 59 at 147 Kentish Town Road which appear to serve bedrooms. The BRE guide states that daylight is required in living rooms, kitchens and bedrooms. In the context of daylight distribution, the guide states that bedrooms are less important. The guide does not distinguish between the relative importance of daylight in respect of the vertical sky component test. However, in our opinion less weight should be given to bedrooms than living rooms, on the basis that bedrooms are likely to be used less than living rooms during daylight hours. Furthermore, whilst the BRE guide gives numerical guidelines, it states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the Daylight Distribution test with the

exception of the rooms served by 49 & 50 at 3 Castle Road and 58 & 59 at 147 Kentish Town Road which appear to serve bedrooms. In our opinion, this is a mitigating factor because the BRE guide states that bedrooms should be analysed, although they are less important than living rooms, dining rooms and kitchens. Furthermore, whilst the BRE guide gives numerical guidelines, the guide states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

4.3 Sunlight to Windows

4.3.1 All windows with a requirement for daylight pass both the annual probable sunlight hours test and the winter sunlight hours test with the exception of windows 49 & 50 at 3 Castle Road and 58 & 59 at 147 Kentish Town Road. Since we have not had access to the neighbouring properties, we are not able to confirm room uses. However, in our opinion, the sunlight tests stated in the BRE guide are only intended to be applied to main living room windows. This is because the BRE guide states that kitchens and bedrooms are less important. From our external observations, it seems unlikely that the windows which fall short serve main living rooms (as they appear to serve bedrooms). Furthermore, whilst the BRE guide gives numerical guidelines, the guide states that these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations with the exception of Garden 7 at 147 Kentish Town Road. However, whilst the test shows that the garden doesn't achieve ideal levels of sunlight, there are some mitigating factors. The garden is relatively small. It is quite often not practical for small gardens to meet the 21 March 2 hour sunlight recommendation. This is because small gardens, by their nature, tend to be fairly enclosed. For example, every part of a small garden is often close to a building or boundary fence, which casts shadows over a significant proportion of the area, at ground level. This is the case with the garden 7, which currently receives shading from 3 Castle Road and 141 to 145 Kentish Town Road as well as the existing boundary wall to the south. Furthermore, garden 7 receives less than the recommended amount of sunlight before the proposed development with only 26% of its area achieving 2 hours of sunlight on 2

March against the recommendation of 50%. Following the above, we are of the opinion that it is impractical to satisfy the BRE recommendations in this instance.

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of windows 49 & 50 at 3 Castle Road and 58 & 59 at 147 Kentish Town Road and garden 7 at 147 Kentish Town Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 3 November 2021. We have not had access to neighbouring properties.

5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.

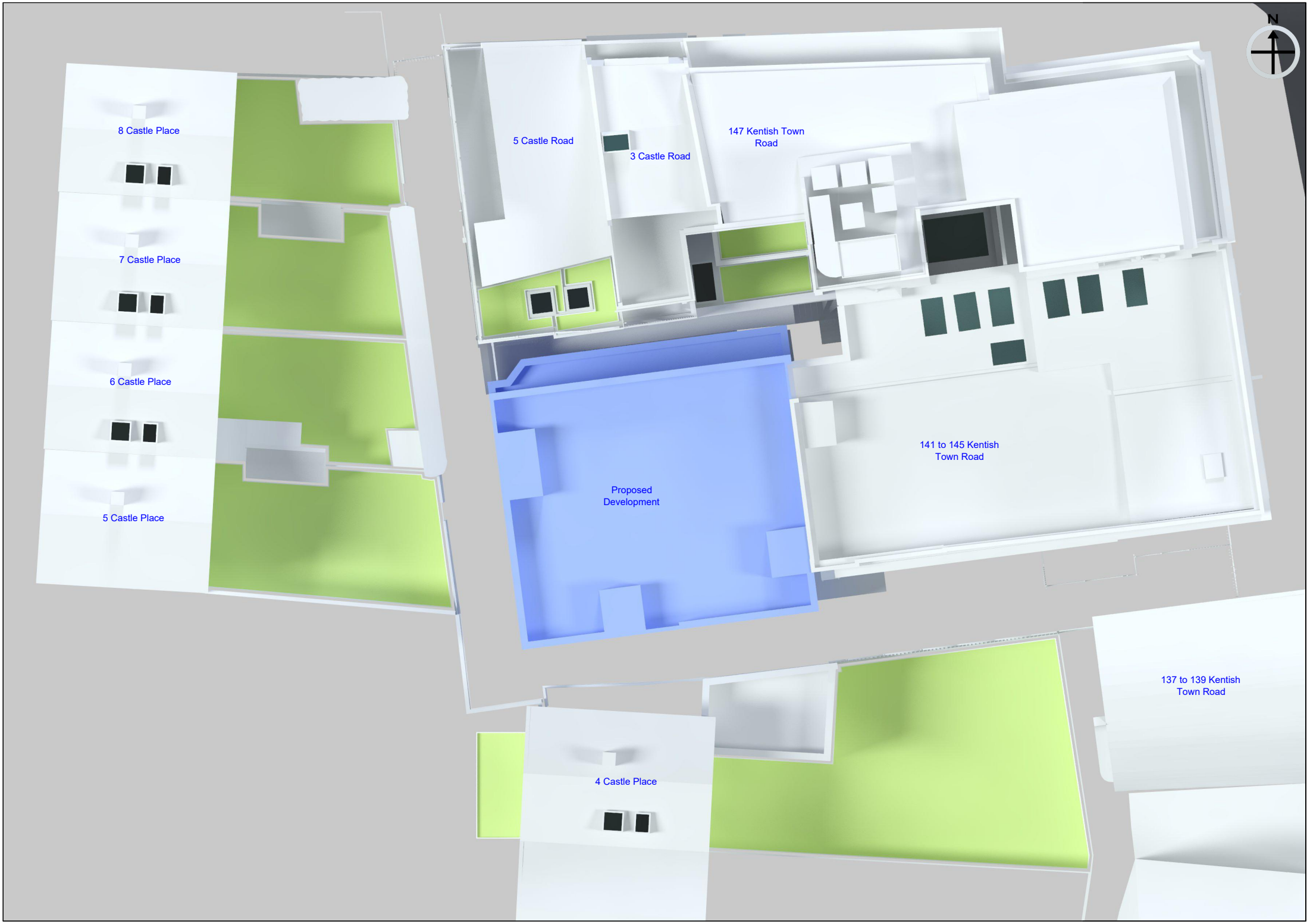
5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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8 Castle Place
7 Castle Place
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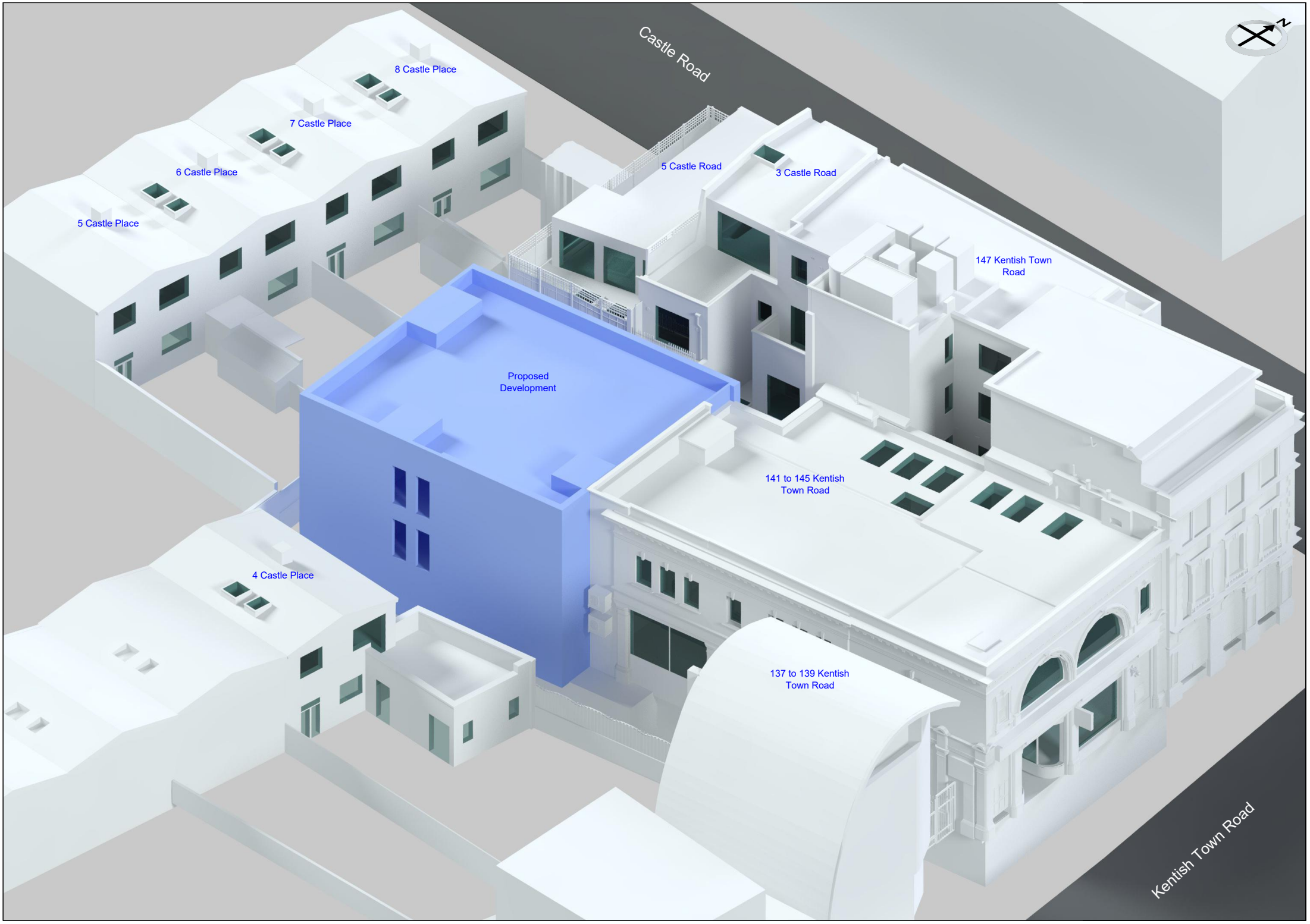
5 Castle Road
3 Castle Road
147 Kentish Town Road
Proposed Development
141 to 145 Kentish Town Road
4 Castle Place
137 to 139 Kentish Town Road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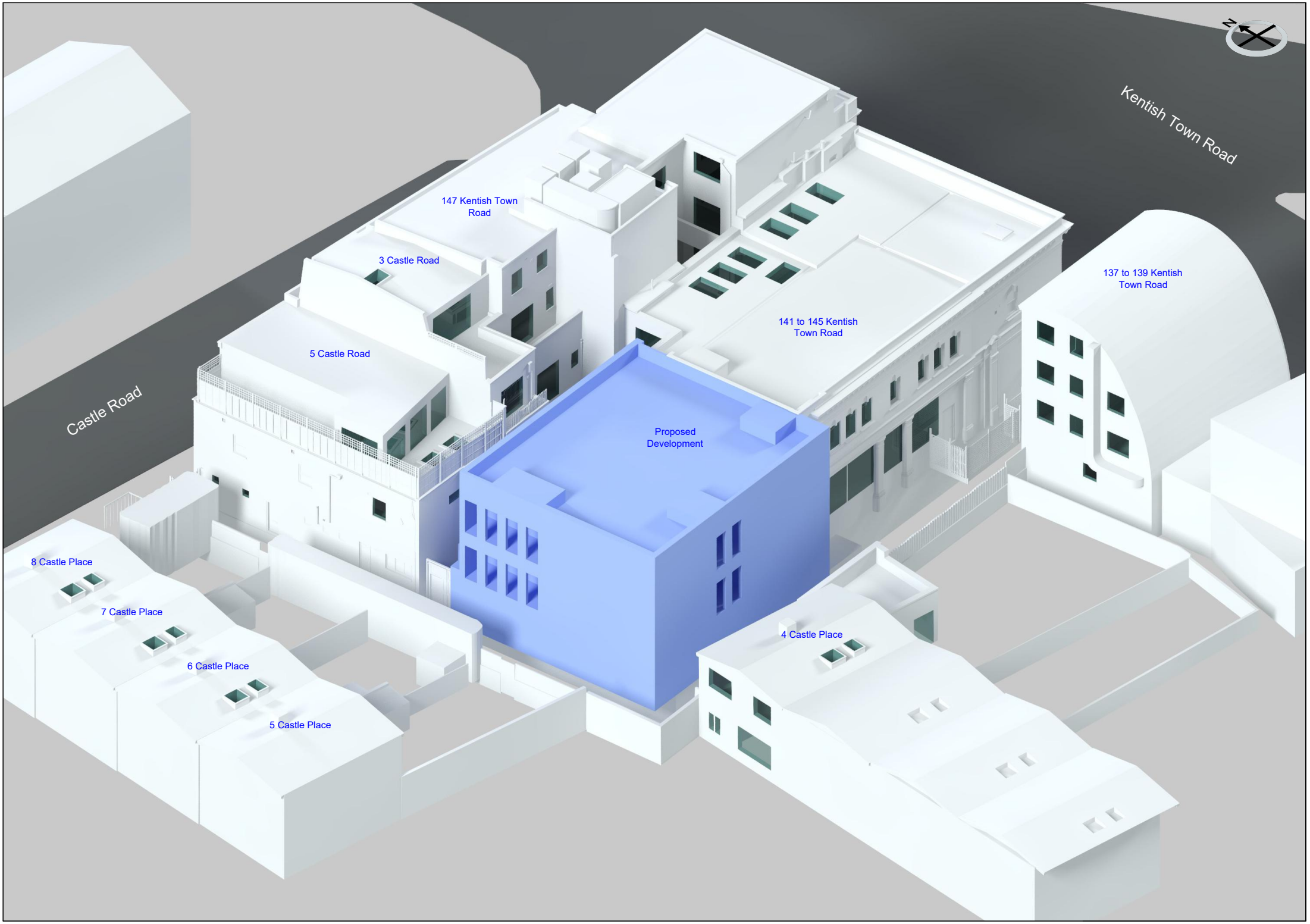
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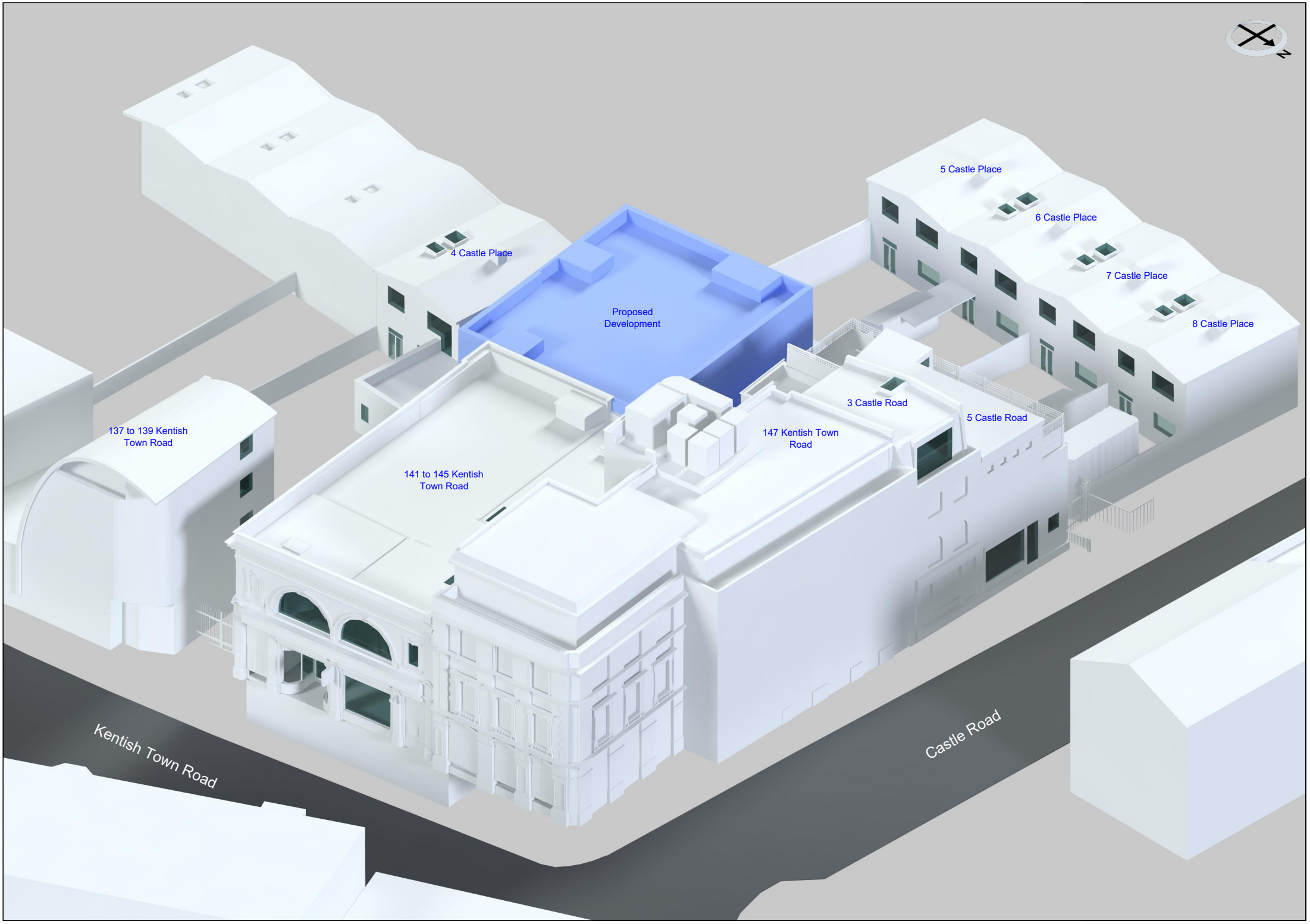
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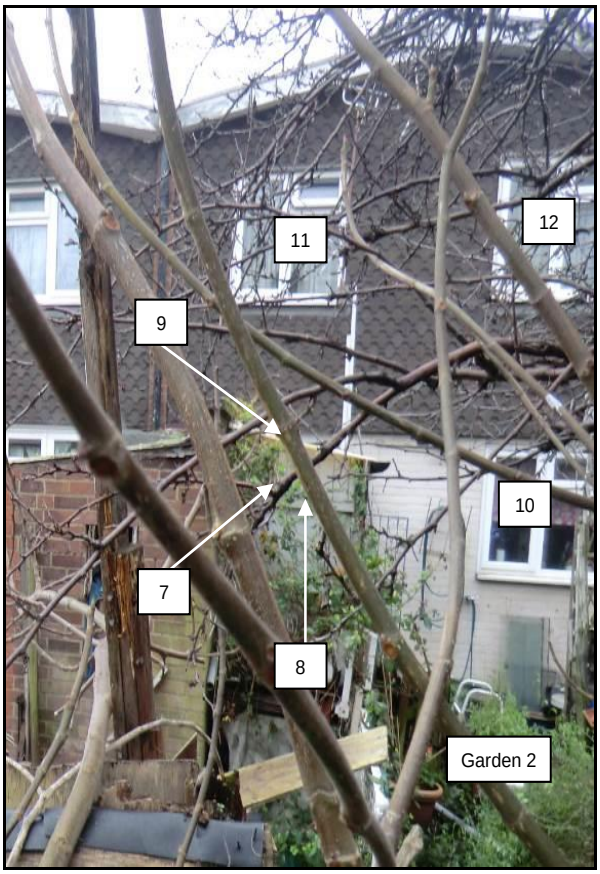
Neighbouring Windows

5 Castle Place



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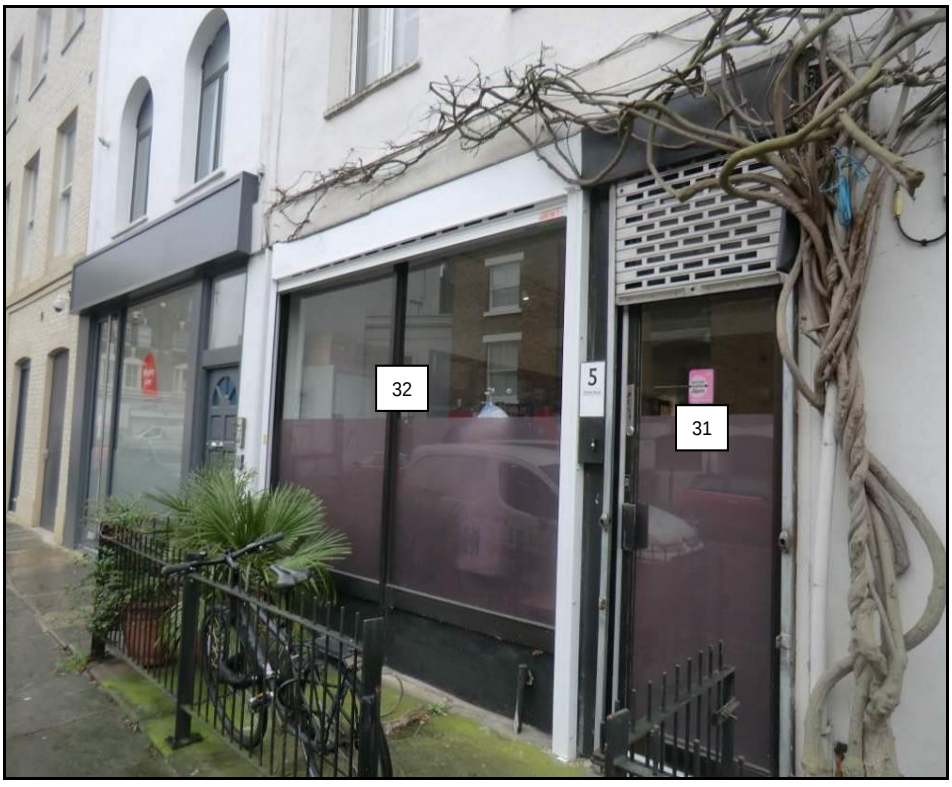

5 Castle Road

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147 Kentish Town Road

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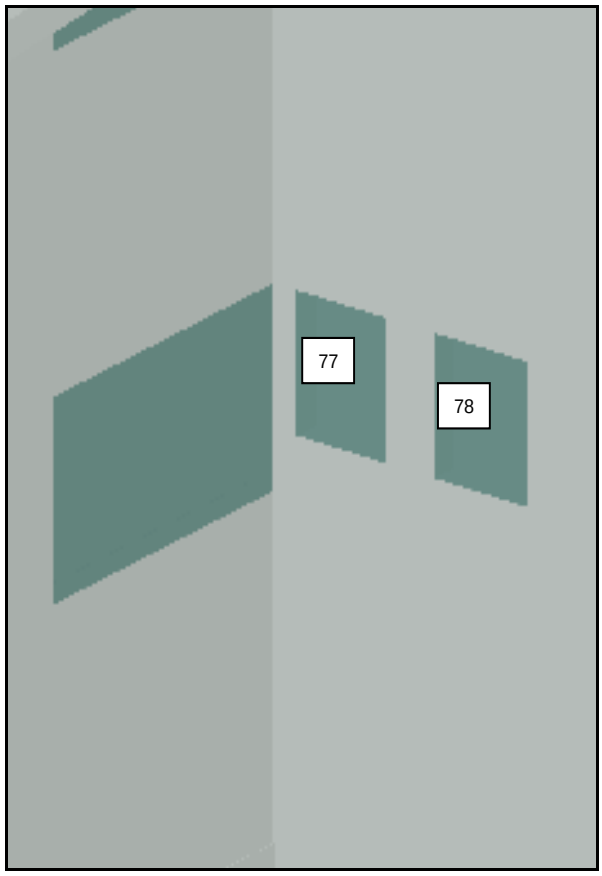
141 to 145 Kentish Town Road

141 to 145 Kentish Town Road



141 to 145 Kentish Town Road

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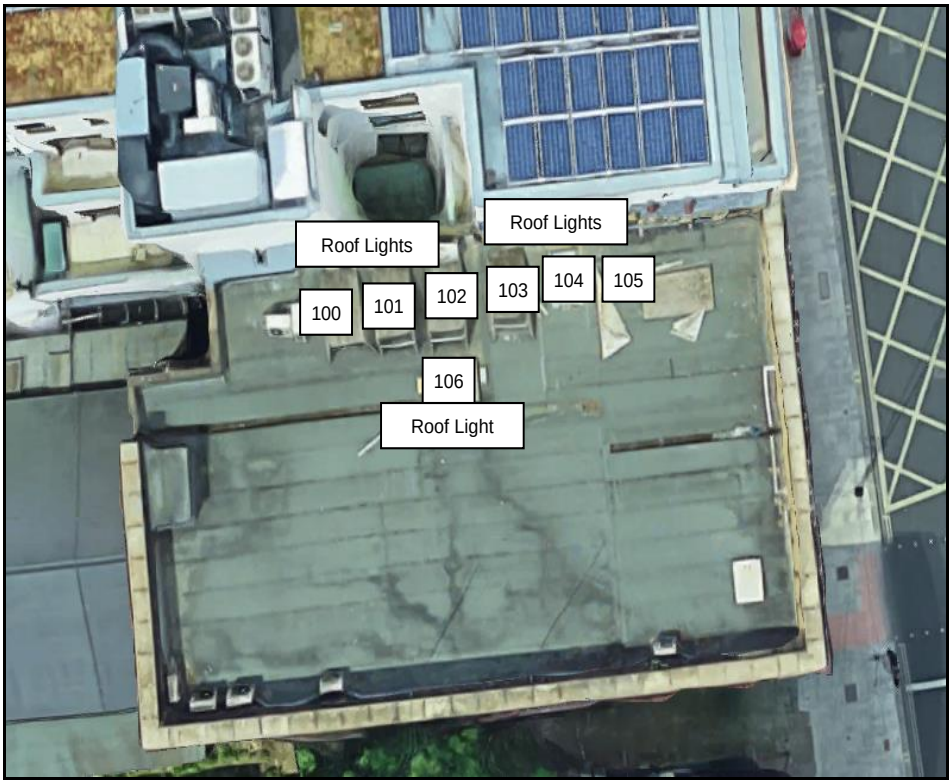

141 to 145 Kentish Town Road

137 to 139 Kentish Town Road

137 to 139 Kentish Town Road

137 to 139 Kentish Town Road

4 Castle Place

4 Castle Place

4 Castle Place

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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
5 Castle Place					
Ground Floor					
Window 1	Dining/Kitchen	23.3%	19.4%	3.9%	0.83
Window 2	Dining/Kitchen	25.4%	21.3%	4.1%	0.84
Window 3	Dining/Kitchen	29.8%	26.1%	3.7%	0.88
Window 4	Dining/Kitchen	30.1%	25.8%	4.3%	0.86
First Floor					
Window 5	Bedroom	33.8%	31.2%	2.6%	0.92
Window 6	Bedroom	33.4%	30.3%	3.1%	0.91
6 Castle Place					
Ground Floor					
Window 7	Dining/Kitchen	3.8%	3.8%	0.0%	1.0
Window 8	Dining/Kitchen	8.6%	8.4%	0.2%	0.98
Window 9	Dining/Kitchen	0.1%	0.1%	0.0%	1.0
Window 10	Dining/Kitchen	28.4%	24.9%	3.5%	0.88
First Floor					
Window 11	Bedroom	32.8%	29.7%	3.1%	0.91
Window 12	Bedroom	32.2%	29.4%	2.8%	0.91
Window 13	Bathroom/WC	99.3%	99.1%	0.2%	1.0
Window 14	Bathroom/WC	99.3%	99.2%	0.1%	1.0
7 Castle Place					
Ground Floor					
Window 15	Dining/Kitchen	21.0%	19.4%	1.6%	0.92
Window 16	Dining/Kitchen	22.8%	20.8%	2.0%	0.91
Window 17	Dining/Kitchen	27.9%	25.0%	2.9%	0.9
Window 18	Dining/Kitchen	25.6%	23.5%	2.1%	0.92
First Floor					
Window 19	Bedroom	30.9%	28.6%	2.3%	0.93
Window 20	Bedroom	30.1%	28.3%	1.8%	0.94

Appendix 2 - Vertical Sky Component
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 21	Bathroom/WC	99.2%	99.0%	0.2%	1.0
Window 22	Bathroom/WC	99.2%	99.1%	0.1%	1.0
8 Castle Place					
Ground Floor					
Window 23	Dining/Kitchen	20.1%	19.9%	0.2%	0.99
Window 24	Dining/Kitchen	21.2%	20.7%	0.5%	0.98
Window 25	Dining/Kitchen	24.8%	23.4%	1.4%	0.94
Window 26	Dining/Kitchen	23.8%	23.0%	0.8%	0.97
First Floor					
Window 27	Bedroom	29.6%	28.4%	1.2%	0.96
Window 28	Bedroom	30.0%	29.2%	0.8%	0.97
Window 29	Bathroom/WC	99.0%	98.9%	0.1%	1.0
Window 30	Bathroom/WC	99.1%	99.0%	0.1%	1.0
5 Castle Road					
Ground Floor					
Window 31	Office	29.9%	29.9%	0.0%	1.0
Window 32	Office	30.2%	30.2%	0.0%	1.0
Window 33	Office	30.1%	30.1%	0.0%	1.0
Window 34	Office	27.3%	27.3%	0.0%	1.0
Window 35	Office	27.0%	27.0%	0.0%	1.0
Window 36	Office	18.1%	2.8%	15.3%	0.15
First Floor					
Window 37	Domestic	38.8%	38.8%	0.0%	1.0
Window 38 (Secondary)	Domestic	37.4%	10.1%	27.3%	0.27
Window 39 (Secondary)	Domestic	36.9%	7.4%	29.5%	0.2
Window 40	Domestic	59.9%	59.9%	0.0%	1.0
Window 41	Domestic	54.3%	54.3%	0.0%	1.0
Second Floor					
Window 42	Domestic	31.5%	31.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 43	Domestic	25.9%	25.9%	0.0%	1.0
Window 44	Domestic	36.8%	33.5%	3.3%	0.91
Window 45	Domestic	34.5%	30.9%	3.6%	0.9
Window 46	Domestic	25.5%	22.6%	2.9%	0.89
3 Castle Road					
Ground Floor					
Window 47	Non Domestic	24.0%	2.8%	21.2%	0.12
Window 48	Bathroom/WC	23.4%	2.8%	20.6%	0.12
First Floor					
Window 49	Bedroom	34.4%	6.7%	27.7%	0.19
Window 50	Bedroom	8.6%	4.6%	4.0%	0.53
Second Floor					
Window 51	Study/Living	38.1%	29.6%	8.5%	0.78
Window 52	Bedroom	19.2%	17.6%	1.6%	0.92
Window 53	Staircase & Living/Dining/Kitchen	35.7%	35.7%	0.0%	1.0
Window 54	Staircase & Living/Dining/Kitchen	98.5%	98.5%	0.0%	1.0
Window 55	Staircase & Living/Dining/Kitchen	39.3%	39.3%	0.0%	1.0
147 Kentish Town Road					
Ground Floor					
Window 56	Unknown	26.4%	23.2%	3.2%	0.88
Window 57	Unknown	10.3%	10.3%	0.0%	1.0
First Floor					
Window 58	Bedroom	26.8%	16.2%	10.6%	0.6
Window 59	Bedroom	19.6%	12.3%	7.3%	0.63
Window 60	Unknown	4.3%	4.3%	0.0%	1.0
Window 61	Communal Corridor	9.0%	9.0%	0.0%	1.0
Window 62	Bedroom	0.7%	0.7%	0.0%	1.0
Second Floor					

Appendix 2 - Vertical Sky Component
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 63	Bedroom	29.8%	27.8%	2.0%	0.93
Window 64	Bedroom	22.2%	20.9%	1.3%	0.94
Window 65	Unknown	11.5%	11.5%	0.0%	1.0
Window 66	communal corridor	23.0%	23.0%	0.0%	1.0
Window 67	Bedroom	17.5%	17.4%	0.1%	0.99
Third Floor					
Window 68	Bedroom	35.6%	35.6%	0.0%	1.0
Window 69	Bedroom	28.2%	28.2%	0.0%	1.0
Window 70	Unknown	17.0%	17.0%	0.0%	1.0
Window 71	communal Corridor	29.0%	29.0%	0.0%	1.0
Window 72	Bedroom	25.3%	25.3%	0.0%	1.0
141 to 145 Kentish Town Road					
Basement Floor					
Window 73	Non Domestic	1.8%	1.7%	0.1%	0.94
Window 74	Non Domestic	2.1%	1.9%	0.2%	0.9
Window 75	Non Domestic	3.0%	2.6%	0.4%	0.87
Ground Floor					
Window 76	Non Domestic	12.9%	9.5%	3.4%	0.74
Window 77	Non Domestic	4.8%	4.8%	0.0%	1.0
Window 78	Non Domestic	3.8%	4.8%	-1.0%	1.26
Window 79	Non Domestic	32.0%	30.0%	2.0%	0.94
Window 80	Non Domestic	31.2%	30.3%	0.9%	0.97
Window 81	Non Domestic	28.4%	28.4%	0.0%	1.0
Window 82	Non Domestic	25.9%	25.8%	0.1%	1.0
Window 83	Non Domestic	17.8%	17.8%	0.0%	1.0
Window 84	Non Domestic	2.4%	2.4%	0.0%	1.0
Window 85	Non Domestic	6.9%	6.9%	0.0%	1.0
Window 86	Non Domestic	5.2%	5.2%	0.0%	1.0
Window 87	Non Domestic	22.3%	22.3%	0.0%	1.0
Window 88	Non Domestic	26.4%	26.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
First Floor					
Window 89	Non Domestic	23.1%	19.6%	3.5%	0.85
Window 90	Non Domestic	36.4%	34.1%	2.3%	0.94
Window 91	Non Domestic	35.8%	34.9%	0.9%	0.97
Window 92	Non Domestic	35.2%	34.7%	0.5%	0.99
Window 93	Non Domestic	26.5%	26.5%	0.0%	1.0
Window 94	Non Domestic	24.6%	24.6%	0.0%	1.0
Window 95	Non Domestic	24.7%	24.7%	0.0%	1.0
Window 96	Non Domestic	22.9%	22.9%	0.0%	1.0
Window 97	Non Domestic	28.3%	28.3%	0.0%	1.0
Window 98	Non Domestic	28.5%	28.5%	0.0%	1.0
Window 99	Non Domestic	31.1%	31.1%	0.0%	1.0
Window 100	Non Domestic	76.6%	76.5%	0.1%	1.0
Window 101	Non Domestic	77.8%	77.8%	0.0%	1.0
Window 102	Non Domestic	76.9%	76.9%	0.0%	1.0
Window 103	Non Domestic	71.5%	71.5%	0.0%	1.0
Window 104	Non Domestic	69.0%	69.0%	0.0%	1.0
Window 105	Non Domestic	68.8%	68.8%	0.0%	1.0
Window 106	Non Domestic	87.3%	87.2%	0.1%	1.0
137 to 139 Kentish Town Road					
Ground Floor					
Window 107	Café	28.4%	26.6%	1.8%	0.94
First Floor					
Window 108	Bedroom	13.1%	13.0%	0.1%	0.99
Window 109	Bedroom	33.1%	31.8%	1.3%	0.96
Window 110	Bathroom/WC	33.0%	31.7%	1.3%	0.96
Window 111	Bedroom	35.4%	34.1%	1.3%	0.96
Second Floor					
Window 112	Bedroom	24.0%	24.0%	0.0%	1.0
Window 113	Bedroom	36.4%	35.8%	0.6%	0.98
Window 114	Bathroom/WC	35.5%	34.9%	0.6%	0.98

Appendix 2 - Vertical Sky Component
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 115	Bedroom	36.3%	35.6%	0.7%	0.98
Third Floor					
Window 116	Bedroom	33.7%	33.7%	0.0%	1.0
Window 117	Bedroom	38.9%	38.9%	0.0%	1.0
Window 118	Bedroom	37.8%	37.8%	0.0%	1.0
4 Castle Place					
Ground Floor					
Window 119	Dining/Kitchen	25.3%	25.1%	0.2%	0.99
Window 120	Dining/Kitchen	26.0%	25.9%	0.1%	1.0
Window 121	Dining/Kitchen	31.1%	30.9%	0.2%	0.99
Window 122	Dining/Kitchen	23.9%	23.9%	0.0%	1.0
Window 123	Hallway	22.7%	22.7%	0.0%	1.0
Window 124	Bedroom	31.5%	31.5%	0.0%	1.0
Window 125	Bedroom	25.0%	25.0%	0.0%	1.0
Window 126	Bedroom	22.6%	22.6%	0.0%	1.0
Window 127	Hallway & Staircase	23.6%	6.5%	17.1%	0.28
Window 128	Hallway & Staircase	30.3%	30.2%	0.1%	1.0
Window 129	Living Room	33.5%	33.4%	0.1%	1.0
Window 130	Living Room	37.5%	37.4%	0.1%	1.0
First Floor					
Window 131	Bedroom	33.2%	33.0%	0.2%	0.99
Window 132	Bedroom	31.8%	31.2%	0.6%	0.98
Window 133	Bedroom	31.1%	30.3%	0.8%	0.97
Window 134 (Secondary)	Bedroom	31.5%	11.3%	20.2%	0.36
Window 135	Bedroom	38.0%	37.9%	0.1%	1.0
Window 136	Bedroom	38.3%	38.3%	0.0%	1.0
Window 137	Bathroom/WC	99.1%	97.7%	1.4%	0.99
Window 138	Bathroom/WC	99.1%	97.7%	1.4%	0.99

Appendix 2 - Daylight Distribution
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
5 Castle Place					
Ground Floor					
Windows 1 to 4	Dining/Kitchen	97%	89%	8.0%	0.92
First Floor					
Window 5	Bedroom	98%	98%	0.0%	1.0
Window 6	Bedroom	98%	97%	1.0%	0.99
6 Castle Place					
Ground Floor					
Windows 7 to 10	Dining/Kitchen	84%	81%	3.0%	0.96
First Floor					
Window 11	Bedroom	98%	98%	0.0%	1.0
Window 12	Bedroom	97%	97%	0.0%	1.0
Window 13	Bathroom/WC	100%	100%	0.0%	1.0
Window 14	Bathroom/WC	100%	100%	0.0%	1.0
7 Castle Place					
Ground Floor					
Windows 15 to 18	Dining/Kitchen	92%	83%	9.0%	0.9
First Floor					
Window 19	Bedroom	98%	98%	0.0%	1.0
Window 20	Bedroom	94%	94%	0.0%	1.0
Window 21	Bathroom/WC	100%	100%	0.0%	1.0
Window 22	Bathroom/WC	100%	100%	0.0%	1.0
8 Castle Place					
Ground Floor					
Windows 23 to 26	Dining/Kitchen	91%	89%	2.0%	0.98
First Floor					
Window 27	Bedroom	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution

141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 28	Bedroom	97%	97%	0.0%	1.0
Window 29	Bathroom/WC	100%	100%	0.0%	1.0
Window 30	Bathroom/WC	100%	100%	0.0%	1.0
5 Castle Road					
Ground Floor					
Windows 31 to 36	Office	77%	50%	27.0%	0.65
3 Castle Road					
Ground Floor					
Window 47	Non Domestic	92%	3%	89.0%	0.03
Window 48	Bathroom/WC	69%	5%	64.0%	0.07
First Floor					
Window 49	Bedroom	96%	5%	91.0%	0.05
Window 50	Bedroom	61%	7%	54.0%	0.11
Second Floor					
Window 51	Study/Living	99%	99%	0.0%	1.0
Window 52	Bedroom	86%	86%	0.0%	1.0
Window 53 to 55	Staircase	23%	23%	0.0%	1.0
Third Floor					
Windows 53 to 55	Living/Dining/Kitchen	100%	100%	0.0%	1.0
147 Kentish Town Road					
First Floor					
Windows 58 & 59	Bedroom	98%	58%	40.0%	0.59
Window 60	Unknown	45%	45%	0.0%	1.0
Window 61	Communal Corridor	55%	55%	0.0%	1.0
Window 62	Bedroom	31%	31%	0.0%	1.0
Second Floor					
Windows 63 & 64	Bedroom	97%	97%	0.0%	1.0

Appendix 2 - Daylight Distribution
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 65	Unknown	64%	64%	0.0%	1.0
Window 66	communal corridor	65%	65%	0.0%	1.0
Window 67	Bedroom	75%	75%	0.0%	1.0
Third Floor					
Windows 68 & 69	Bedroom	92%	92%	0.0%	1.0
Window 70	Unknown	81%	81%	0.0%	1.0
Window 71	communal Corridor	83%	83%	0.0%	1.0
Window 72	Bedroom	99%	99%	0.0%	1.0
141 to 145 Kentish Town Road					
Basement Floor					
Windows 73 to 75	Non Domestic	39%	41%	-2.0%	1.05
Ground Floor					
Window 76	Non Domestic	94%	94%	0.0%	1.0
Windows 77 to 88	Non Domestic	98%	97%	1.0%	0.99
First Floor					
Windows 89 to 106	Non Domestic	97%	97%	0.0%	1.0
137 to 139 Kentish Town Road					
Ground Floor					
Window 107	Unknown	57%	53%	4.0%	0.93
First Floor					
Windows 108 & 109	Bedroom	98%	98%	0.0%	1.0
Window 110	Bathroom/WC	97%	97%	0.0%	1.0
Window 111	Bedroom	96%	96%	0.0%	1.0
Second Floor					
Windows 112 & 113	Bedroom	99%	99%	0.0%	1.0
Window 114	Bathroom/WC	98%	98%	0.0%	1.0
Window 115	Bedroom	89%	89%	0.0%	1.0

Appendix 2 - Daylight Distribution

141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Third Floor					
Windows 116 & 117	Bedroom	100%	100%	0.0%	1.0
Window 118	Bedroom	93%	93%	0.0%	1.0
4 Castle Place					
Ground Floor					
Windows 119 to 122	Dining/Kitchen	96%	96%	0.0%	1.0
Window 123	Hallway	83%	83%	0.0%	1.0
Windows 124 to 126	Bedroom	96%	96%	0.0%	1.0
Windows 127 & 128	Hallway	97%	97%	0.0%	1.0
Windows 129 & 130	Living Room	99%	99%	0.0%	1.0
First Floor					
Window 131	Bedroom	97%	97%	0.0%	1.0
Windows 132 & 133	Bedroom	98%	97%	1.0%	0.99
Windows 134 & 135	Bedroom	98%	98%	0.0%	1.0
Window 136	Bedroom	98%	98%	0.0%	1.0
Window 137	Bathroom/WC	100%	100%	0.0%	1.0
Window 138	Bathroom/WC	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
5 Castle Place									
Ground Floor									
Window 1 (Secondary)	Dining/Kitchen	23%	17%	6%	0.74	0%	0%	0%	1.0
Window 2 (Secondary)	Dining/Kitchen	28%	22%	6%	0.79	0%	0%	0%	1.0
Window 3	Dining/Kitchen	40%	34%	6%	0.85	7%	7%	0%	1.0
Window 4	Dining/Kitchen	47%	38%	9%	0.81	14%	12%	2%	0.86
First Floor									
Window 5	Bedroom	48%	42%	6%	0.88	15%	15%	0%	1.0
Window 6	Bedroom	48%	40%	8%	0.83	15%	13%	2%	0.87
6 Castle Place									
Ground Floor									
Window 7	Dining/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 8	Dining/Kitchen	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 9	Dining/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 10	Dining/Kitchen	43%	37%	6%	0.86	13%	12%	1%	0.92
First Floor									
Window 11	Bedroom	47%	42%	5%	0.89	15%	12%	3%	0.8
Window 12	Bedroom	44%	39%	5%	0.89	15%	12%	3%	0.8
Window 13	Bathroom/WC	99%	98%	1%	0.99	30%	29%	1%	0.97
Window 14	Bathroom/WC	99%	98%	1%	0.99	30%	29%	1%	0.97
7 Castle Place									
Ground Floor									
Window 15	Dining/Kitchen	22%	19%	3%	0.86	0%	0%	0%	1.0
Window 16	Dining/Kitchen	27%	24%	3%	0.89	3%	2%	1%	0.67
Window 17	Dining/Kitchen	42%	39%	3%	0.93	13%	12%	1%	0.92
Window 18	Dining/Kitchen	36%	32%	4%	0.89	12%	9%	3%	0.75
First Floor									
Window 19	Bedroom	43%	40%	3%	0.93	14%	12%	2%	0.86
Window 20	Bedroom	41%	39%	2%	0.95	14%	12%	2%	0.86
Window 21	Bathroom/WC	97%	95%	2%	0.98	30%	28%	2%	0.93
Window 22	Bathroom/WC	98%	96%	2%	0.98	30%	28%	2%	0.93
8 Castle Place									
Ground Floor									
Window 23	Dining/Kitchen	26%	25%	1%	0.96	2%	1%	1%	0.5
Window 24	Dining/Kitchen	29%	28%	1%	0.97	6%	5%	1%	0.83
Window 25	Dining/Kitchen	36%	33%	3%	0.92	12%	9%	3%	0.75
Window 26	Dining/Kitchen	33%	31%	2%	0.94	12%	10%	2%	0.83
First Floor									
Window 27	Bedroom	40%	39%	1%	0.98	13%	12%	1%	0.92
Window 28	Bedroom	39%	39%	0%	1.0	12%	12%	0%	1.0
Window 29	Bathroom/WC	96%	95%	1%	0.99	29%	28%	1%	0.97
Window 30	Bathroom/WC	97%	96%	1%	0.99	29%	28%	1%	0.97
5 Castle Road									
Ground Floor									
Window 34	Office	38%	38%	0%	1.0	10%	10%	0%	1.0
Window 35	Office	41%	41%	0%	1.0	13%	13%	0%	1.0
Window 36	Office	50%	10%	40%	0.2	5%	1%	4%	0.2

Appendix 2 - Sunlight to Windows
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
First Floor									
Window 37	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 38 (Secondary)	Domestic	80%	31%	49%	0.39	27%	6%	21%	0.22
Window 39 (Secondary)	Domestic	82%	21%	61%	0.26	27%	2%	25%	0.07
Window 40	Domestic	43%	43%	0%	1.0	0%	0%	0%	1.0
Window 41	Domestic	40%	40%	0%	1.0	0%	0%	0%	1.0
Second Floor									
Window 43	Domestic	40%	40%	0%	1.0	10%	10%	0%	1.0
Window 44	Domestic	81%	80%	1%	0.99	30%	29%	1%	0.97
Window 45	Domestic	71%	71%	0%	1.0	27%	27%	0%	1.0
Window 46	Domestic	56%	56%	0%	1.0	23%	23%	0%	1.0
3 Castle Road									
Ground Floor									
Window 47	Non Domestic	56%	7%	49%	0.13	14%	0%	14%	0.0
Window 48	Bathroom/WC	55%	6%	49%	0.11	14%	0%	14%	0.0
First Floor									
Window 49	Bedroom	78%	21%	57%	0.27	24%	2%	22%	0.08
Window 50	Bedroom	15%	7%	8%	0.47	8%	0%	8%	0.0
Second Floor									
Window 51	Study/Living	85%	75%	10%	0.88	28%	18%	10%	0.64
Window 52	Bedroom	35%	35%	0%	1.0	12%	12%	0%	1.0
Window 53	Staircase & Living/Dining/Kitchen	69%	69%	0%	1.0	23%	23%	0%	1.0
Window 54	Staircase & Living/Dining/Kitchen	94%	94%	0%	1.0	26%	26%	0%	1.0
147 Kentish Town Road									
Ground Floor									
Window 56	Unknown	24%	16%	8%	0.67	0%	0%	0%	1.0
Window 57	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
First Floor									
Window 58	Bedroom	53%	38%	15%	0.72	18%	3%	15%	0.17
Window 59	Bedroom	42%	30%	12%	0.71	14%	2%	12%	0.14
Window 61	Communal Corridor	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 62	Bedroom	2%	2%	0%	1.0	0%	0%	0%	1.0
Second Floor									
Window 63	Bedroom	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 64	Bedroom	48%	48%	0%	1.0	18%	18%	0%	1.0
Window 66	communal corridor	34%	34%	0%	1.0	17%	17%	0%	1.0
Window 67	Bedroom	35%	35%	0%	1.0	15%	15%	0%	1.0
Third Floor									
Window 68	Bedroom	72%	72%	0%	1.0	27%	27%	0%	1.0
Window 69	Bedroom	56%	56%	0%	1.0	22%	22%	0%	1.0
Window 71	communal Corridor	52%	52%	0%	1.0	17%	17%	0%	1.0
Window 72	Bedroom	39%	39%	0%	1.0	14%	14%	0%	1.0
141 to 145 Kentish Town Road									
Basement Floor									
Window 73	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 74	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 75	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Ground Floor									
Window 76	Non Domestic	9%	3%	6%	0.33	2%	0%	2%	0.0
Window 79	Non Domestic	66%	60%	6%	0.91	23%	22%	1%	0.96
Window 80	Non Domestic	69%	62%	7%	0.9	24%	22%	2%	0.92
Window 81	Non Domestic	56%	56%	0%	1.0	20%	20%	0%	1.0
Window 82	Non Domestic	56%	56%	0%	1.0	19%	19%	0%	1.0
Window 86	Non Domestic	17%	17%	0%	1.0	5%	5%	0%	1.0
Window 87	Non Domestic	32%	32%	0%	1.0	9%	9%	0%	1.0
First Floor									
Window 89	Non Domestic	26%	20%	6%	0.77	2%	0%	2%	0.0
Window 90	Non Domestic	81%	68%	13%	0.84	27%	23%	4%	0.85
Window 91	Non Domestic	80%	76%	4%	0.95	27%	25%	2%	0.93
Window 92	Non Domestic	79%	75%	4%	0.95	27%	25%	2%	0.93
Window 93	Non Domestic	51%	51%	0%	1.0	20%	20%	0%	1.0
Window 94	Non Domestic	48%	48%	0%	1.0	18%	18%	0%	1.0
Window 95	Non Domestic	51%	51%	0%	1.0	18%	18%	0%	1.0
Window 96	Non Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 100	Non Domestic	93%	93%	0%	1.0	28%	28%	0%	1.0
Window 101	Non Domestic	92%	91%	1%	0.99	29%	28%	1%	0.97
Window 102	Non Domestic	90%	89%	1%	0.99	28%	27%	1%	0.96
Window 103	Non Domestic	92%	92%	0%	1.0	30%	30%	0%	1.0
Window 104	Non Domestic	91%	91%	0%	1.0	29%	29%	0%	1.0
Window 105	Non Domestic	90%	90%	0%	1.0	28%	28%	0%	1.0
Window 106	Non Domestic	93%	93%	0%	1.0	27%	27%	0%	1.0
137 to 139 Kentish Town Road									
Ground Floor									
Window 107	Unknown	33%	31%	2%	0.94	11%	11%	0%	1.0
First Floor									
Window 109	Bedroom	49%	47%	2%	0.96	15%	15%	0%	1.0
Window 110	Bathroom/WC	39%	38%	1%	0.97	10%	10%	0%	1.0
Window 111	Bedroom	53%	52%	1%	0.98	17%	17%	0%	1.0
Second Floor									
Window 113	Bedroom	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 114	Bathroom/WC	39%	39%	0%	1.0	10%	10%	0%	1.0
Window 115	Bedroom	53%	53%	0%	1.0	17%	17%	0%	1.0
Third Floor									
Window 117	Bedroom	53%	53%	0%	1.0	17%	17%	0%	1.0
Window 118	Bedroom	46%	46%	0%	1.0	10%	10%	0%	1.0
4 Castle Place									
Ground Floor									
Window 119	Dining/Kitchen	32%	32%	0%	1.0	4%	4%	0%	1.0
Window 120	Dining/Kitchen	36%	36%	0%	1.0	8%	8%	0%	1.0
Window 121	Dining/Kitchen	42%	42%	0%	1.0	13%	13%	0%	1.0
Window 122	Dining/Kitchen	42%	42%	0%	1.0	13%	13%	0%	1.0
Window 123	Hallway	48%	48%	0%	1.0	14%	14%	0%	1.0
Window 124	Bedroom	68%	68%	0%	1.0	20%	20%	0%	1.0

Appendix 2 - Sunlight to Windows
141 to 145 Kentish Town Road, London NW1 8PB

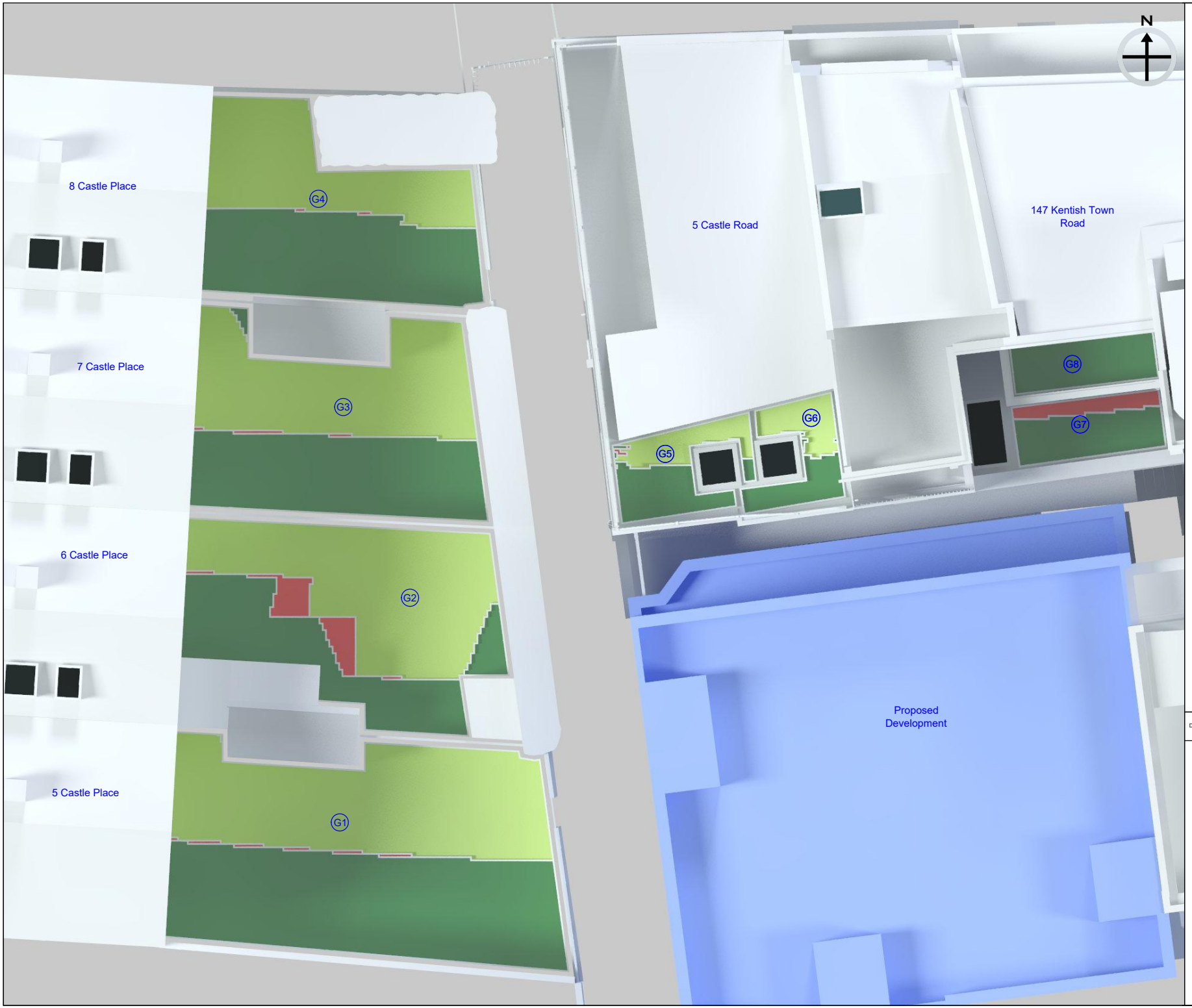
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 125	Bedroom	42%	42%	0%	1.0	12%	12%	0%	1.0
Window 126	Bedroom	35%	35%	0%	1.0	12%	12%	0%	1.0
First Floor									
Window 131	Bedroom	45%	45%	0%	1.0	14%	14%	0%	1.0
Window 132	Bedroom	43%	43%	0%	1.0	14%	14%	0%	1.0
Window 133	Bedroom	43%	43%	0%	1.0	14%	14%	0%	1.0
Window 137	Bathroom/WC	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 138	Bathroom/WC	99%	99%	0%	1.0	30%	30%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
141 to 145 Kentish Town Road, London NW1 8PB

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
5 Castle Place								
Ground Floor								
Garden 1	70.94 m2	34.31 m2	48%	33.82 m2	48%	0.49 m2	0%	0.99
6 Castle Place								
Ground Floor								
Garden 2	53.76 m2	30.52 m2	57%	27.59 m2	51%	2.93 m2	6%	0.9
7 Castle Place								
Ground Floor								
Garden 3	45.16 m2	23.85 m2	53%	23.6 m2	52%	0.25 m2	1%	0.99
8 Castle Place								
Ground Floor								
Garden 4	39.46 m2	18.02 m2	46%	17.95 m2	45%	0.07 m2	1%	1.0
5 Castle Road								
Second Floor								
Garden 5	8.1 m2	3.47 m2	43%	3.41 m2	42%	0.06 m2	1%	0.98
Garden 6	5.99 m2	2.99 m2	50%	2.99 m2	50%	0.0 m2	0%	1.0
147 Kentish Town Road								
First Floor								
Garden 7	7.9 m2	2.07 m2	26%	0.0 m2	0%	2.07 m2	26%	0.0
Second Floor								
Garden 8	6.1 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
4 Castle Place								
Ground Floor								
Garden 9	154.57 m2	120.2 m2	78%	120.2 m2	78%	0.0 m2	0%	1.0
Garden 10	12.48 m2	12.48 m2	100%	12.48 m2	100%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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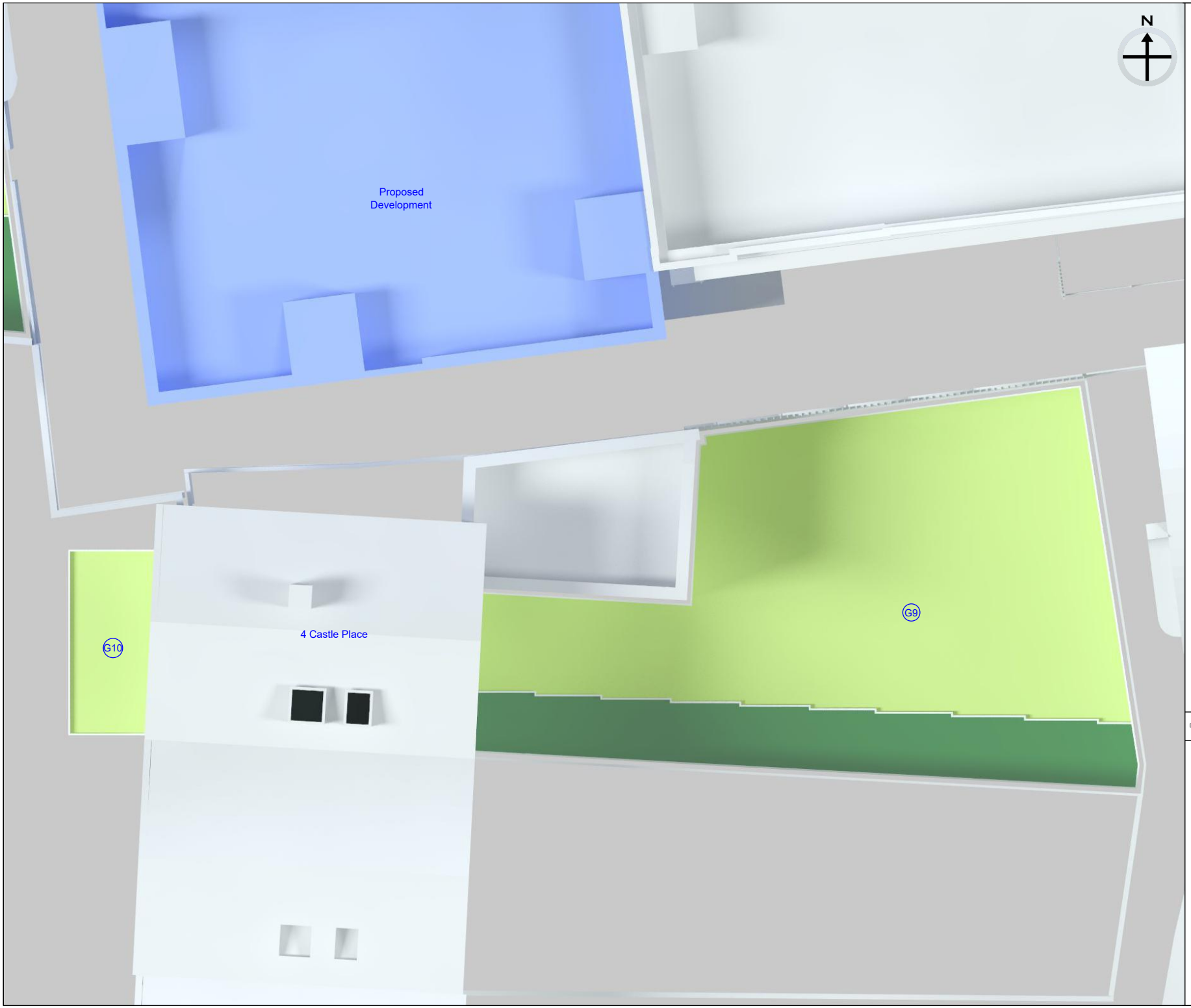

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- Receives under two hours sunlight on 21st March before and after the development.
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