



**DAYLIGHT & SUNLIGHT REPORT**

**for**

**PROPOSED DEVELOPMENT**

**at**

**12 ELDON GROVE CAMDEN,  
LONDON NW3 5PT**

**expertise**  
*applied*

REF: WW/DW/ROL00046

December 2021

TABLE OF CONTENTS

<b>SECTION</b>	<b>PAGE NO.</b>
1. INTRODUCTION .....	1
2. QUALIFICATIONS AND EXPERIENCE .....	2
3. PLANNING POLICY AND GUIDANCE .....	3
4. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES.....	6
5. APPLICATION OF BRE GUIDELINES .....	11
6. INFORMATION USED IN THE TECHNICAL STUDY .....	15
7. SCOPE OF TECHNICAL STUDY .....	16
8. IMPACT UPON SURROUNDING PROPERTIES.....	17
9. SUMMARY AND CONCLUSION .....	19

**APPENDICES**

APPENDIX A - PLAN AND 3D VIEWS OF THE COMPUTER MODEL

APPENDIX B - VERTICAL SKY COMPONENT ('VSC') TABLE

APPENDIX C - DAYLIGHT DISTRIBUTION TABLE

APPENDIX D - ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

APPENDIX E - DAYLIGHT DISTRIBUTION CONTOUR PLANS

APPENDIX F - TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWINGS

## 1. INTRODUCTION

- 1.1 Mr James Vogl is proposing a development at 12 Eldon Grove, Camden, London NW3 5PT.
- 1.2 Mr Vogl is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, KSR Architects, throughout the design development, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.
- 1.3 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (second edition, 2011).
- 1.4 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page **Error! Bookmark not defined.**
- 1.5 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

## 2. QUALIFICATIONS AND EXPERIENCE

- 2.1 Anstey Horne is a firm of Chartered Surveyors regulated by the Royal Institution of Chartered Surveyors. We have a long-standing history of advising developers, neighbours and local planning authorities on the effects of proposed development on daylight and sunlight amenity to existing surrounding buildings and on the interior daylight and sunlight conditions within proposed development.
- 2.2 Anstey Horne's daylighting studies are undertaken using 3D computer modelling and specialist computer software, specifically written for the purposes of carrying out the tests described in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*. Our software has been in use for many years and the technical results have been utilised and accepted by the courts, local planning authorities and other consultants in hundreds of assessments for both common law and town planning purposes.

### 3. PLANNING POLICY AND GUIDANCE

#### National Planning Policy and Guidance

3.1 The Revised National Planning Policy Framework (July 2021) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

3.2 Chapter 11 'Making effective use of land' states in paragraph 125(c) that:

*"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 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

*"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."*

#### Regional Planning Policy and Guidance

3.4 The Revised National Planning Policy Framework (July 2021) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

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- 3.6 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

*“The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer.”*

#### Mayor’s Housing Supplementary Planning Guidance

- 3.7 The Mayor of London’s ‘*Housing Supplementary Planning Guidance*’ (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.
- 3.8 Part 1 of the SPG covers housing supply and sets out the Mayor’s approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

*“Policy 7.6Bd requires new development to avoid causing ‘unacceptable harm’ to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines<sup>1</sup> to assess the daylight and sunlight impacts of new development on surrounding properties ... Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.”*

*“The degree of harm on adjacent properties ... should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.”*

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<sup>1</sup> BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

## Local Planning Policy and Guidance

3.9 The development site is located within London Borough of Camden.

### Camden Local Plan (2017)

3.10 Policy A1 Managing the impact of development states that:

*“The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.*

*We will:*

- a. Seek to ensure that the amenity of communities, occupier and neighbours is protected;*
- b. Seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*

*The factors we will consider include:*

*f. sunlight, daylight and overshadowing;”*

3.11 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

## 4. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

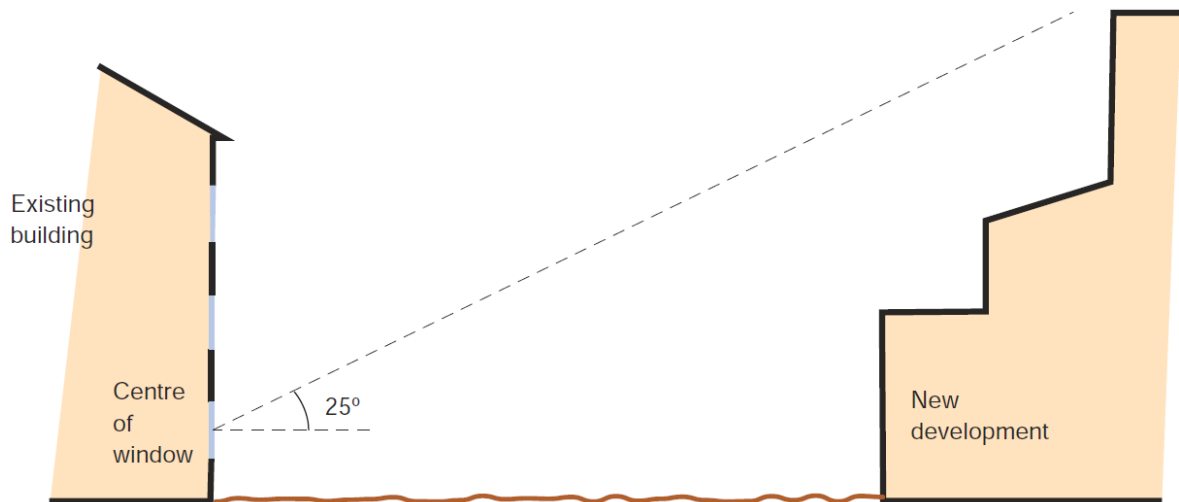
### Daylight to existing surrounding buildings

4.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

*“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- *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.”*

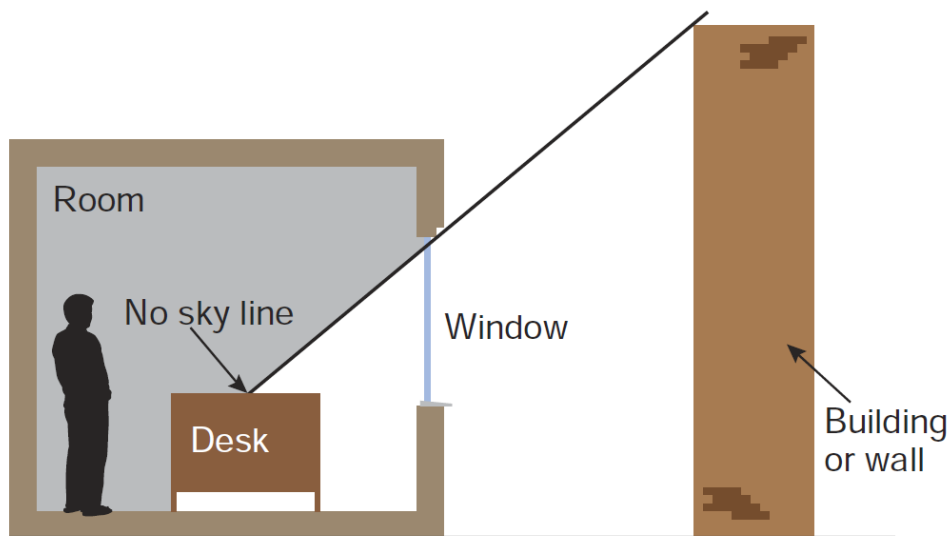
4.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.



**Figure 1 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)**



- 4.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 4.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 4.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 4.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.



**Figure 2 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.  
(© BRE Report 209)**

- 4.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 4.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.
- 4.9 Where rooms will not satisfy the standard numerical guidelines for VSC and/or daylight distribution it can be helpful to calculate the average daylight factor (ADF) for the room with the proposed development in place, so that a comparison may be made with the recommendations in BS8206-2:2008 *Lighting for buildings - Part 2: Code of practice for daylighting*. Appendix C of the BRE Report summarises BS8206, which recommends the following minimum ADFs in dwellings: 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. The ADF test is intended for use in designing new buildings for satisfactory daylight, not for impact assessments. Nevertheless, the results can be of assistance to a local planning authority when judging whether an impact on daylight that is noticeable is nonetheless acceptable when considered in the broader town planning context.

#### **Sunlight to existing surrounding buildings**

- 4.10 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that:

*“obstruction to sunlight may become an issue if:*

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.”*

- 4.11 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

4.12 The guide suggests:

*“all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.” (BRE paragraph 3.2.3)*

4.13 The available sunlight is measured in terms of the percentage of annual probable sunlight hours (‘APSH’) at the centre point of the window. ‘Probable sunlight hours’ is defined as:

*“the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).”*

4.14 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

*“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case 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”.*

#### **Sunlight to existing surrounding gardens and open spaces**

4.15 Section 3.3 of the BRE Report makes recommendations concerning the impact of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children’s playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March).

4.16 The BRE Report recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

4.17 When assessing the impact of a proposed development on the level of overshadowing of an existing open amenity, the BRE guide recommends that:

*“if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed”.*

4.18 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.

4.19 Fences or walls less than 1.5 metres high can be ignored. The guide notes that:

*“normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building”.*

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

4.20 Paragraph 3.3.13 of the BRE guide notes that:

*“where a large building is proposed which may affect a number of gardens or open spaces, it is often illustrative to plot a shadow plan showing the location of shadows at different times of day and year”.*

### **Computer simulation**

4.21 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

4.22 The information upon which our computer model was based is explained in the section 6 of this report.

## 5. APPLICATION OF BRE GUIDELINES

### Flexible application of the guidelines

5.1 In its introduction the BRE Report 209 (second edition, 2011) states:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)
- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)
- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

5.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

### Alternative target values

5.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

*"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect."* (BRE paragraph 1.6)

5.4 At paragraph 2.2.3 the guide states:

*"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."*

- 5.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states:

*“different targets may be used, based on the special requirements of the proposed development or its location”.*

- 5.6 Furthermore, as noted at paragraph 3.8 above, the Mayor of London’s Housing Supplementary Planning Guidance emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

- 5.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

#### **Proximity of neighbouring building to the boundary**

- 5.8 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

*“Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.*

#### **Interpretation of relative impacts**

- 5.9 Except where the BRE guide’s specified minimum values will be retained in the proposed condition (see paragraphs 4.1, 4.14 and 4.16 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the ‘BRE 0.8 guideline’.) Care must be taken when interpreting the ‘relative impact’ figures (in the columns marked “factor of former value” in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

- 5.10 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 4.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

### **Balconies, projecting wings and other self-obstructing projections**

- 5.11 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

*“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (BRE paragraph 2.2.11)*

*“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.” (BRE paragraph 2.2.12)*

*“Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.” (BRE paragraph 3.2.9)*

- 5.12 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE’s default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

## Deep rooms

- 5.13 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.10 it states

*“The guidelines ... need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.”*



## 6. INFORMATION USED IN THE TECHNICAL STUDY

6.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

### Proposed scheme:

- KSR Architect's 3D Revit model and 2D CAD drawings of the proposed scheme received on 17 December 2021

### Existing building on the site and existing surrounding buildings:

- Modelling Architecture's 3D measured survey model received on 10 May 2018
- OS map received on 18 May 2018
- Aerial photography from Microsoft Bing
- Site photographs

### Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Drawings with planning application ref.</u>
11 Eldon Grove	2010/5121/P
14 Eldon Grove	2016/2062/P

6.2 Where plans of the existing surrounding buildings were not available, we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

## 7. SCOPE OF TECHNICAL STUDY

- 7.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.
- 7.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 4.1 to 4.3 and 4.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

**Table 1 - Scope of assessments**

<b>Properties</b>	<b>Daylight</b>	<b>Sunlight</b>	<b>Sunlight to gardens</b>
11 Eldon Grove	No	No	Yes
14 Eldon Grove	Yes	Yes	Yes

- 7.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.
- 7.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.
- 7.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.
- 7.6 We have calculated the impact of the proposed development on sunlight on 21 March to the gardens/open spaces at 11 and 14 Eldon Grove. The locations of these spaces and the proportion of each that receives at least two hours of sunlight on 21 March in the existing and proposed conditions are shown on our drawing(s) at Appendix F.

## **8. IMPACT UPON SURROUNDING PROPERTIES**

- 8.1 In this section of the report we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.
- 8.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

### **Daylight to existing surrounding buildings**

- 8.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

#### 14 Eldon Grove:

- 8.4 This residential property lies to the south-east of the proposed site. From our planning research we understand that there are habitable rooms on the basement, ground, first and second floor levels.
- 8.5 The VSC results demonstrate that all 15 windows (100%), serving 8 rooms will adhere to the BRE guidelines retaining more than 0.8 times their former value. In fact, any VSC alteration is limited to 0.99 former value such that the effects will not be noticeable to occupants.
- 8.6 On the ground floor level there are two windows which show as transgressions from the BRE guidelines. These windows are located towards the rear of the house on the side elevation, and in the existing condition they are unobstructed by the existing single storey garage building, and have a view out over the rear garden of 12 and 13 Eldon Grove. Therefore, any development extending further into the site than the existing building would likely result in VSC transgressions for these ground floor windows.

8.7 The daylight distribution results demonstrate that all 8 rooms (100%) tested will adhere to the BRE guidelines. There will be no recorded alteration in the availability of direct sky within the rooms assessed.

**Sunlight to existing surrounding buildings**

8.8 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

14 Eldon Grove:

8.9 We have tested the habitable rooms which have windows facing within 90° of due south. The annual sunlight hours results demonstrate that all (100%) out of 6 windows tested will adhere to the BRE guidelines. All (100%) of the 6 windows will also adhere to the BRE guidelines for the winter sunlight hours.

**Sunlight to surrounding gardens and open spaces**

8.10 In accordance with the BRE guide we have calculated the effect on the garden/open space at 11 and 14 Eldon Grove by plotting the two-hour sun contour on 21 March in the existing and proposed condition as shown on our drawings at Appendix F. The parts of each garden/open space receiving at least two hours of sunlight are shaded yellow and expressed as a percentage on the drawings. The figures are also set out in Table 2 below, along with the factor by which the existing sunlit area will change as a consequence of the proposed development.

**Table 2 - Summary of two-hour sun-on-ground results**

Address	Area ref.	Proportion in sun for ≥ 2 hrs on 21 March		Factor of former value
		Existing	Proposed	
11 Eldon Grove	A1	62%	57%	0.91
14 Eldon Grove	A2	99%	99%	1.0
14 Eldon Grove	A3	0%	0%	1.0

8.11 The results of the two-hour sun contour test confirm that amenity areas will retain 0.91 or more times their former values, receiving good sunlight levels on the 21<sup>st</sup> March and will adhere to the BRE guidelines.

## 9. SUMMARY AND CONCLUSION

- 9.1 London Borough of Camden's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*.
- 9.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.
- 9.3 The daylight results demonstrate that all neighbouring properties assessed will be fully compliant with the BRE Guidelines in respect of the VSC and Daylight Distribution methodologies. All properties will also be fully BRE compliant for sunlight.
- 9.4 The two-hour sun on ground tests for the amenity areas of 11 and 14 Eldon Grove demonstrate that on 21 March there will be negligible change as a consequence of the proposed development. All changes are well within the advisory levels of the BRE Guidelines.

9.5 In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce the sunlight to existing surrounding properties. The sunlight effects to neighbouring amenity spaces are also fully compliant with the recommendations of the BRE Guidelines.



.....  
**ANSTEY HORNE**

22 December 2021

**APPENDIX A**

-

**PLAN AND 3D VIEWS OF THE COMPUTER MODEL**

DRAWING NOS. ROL00046\_V01\_001 TO 006



**LEGEND:**

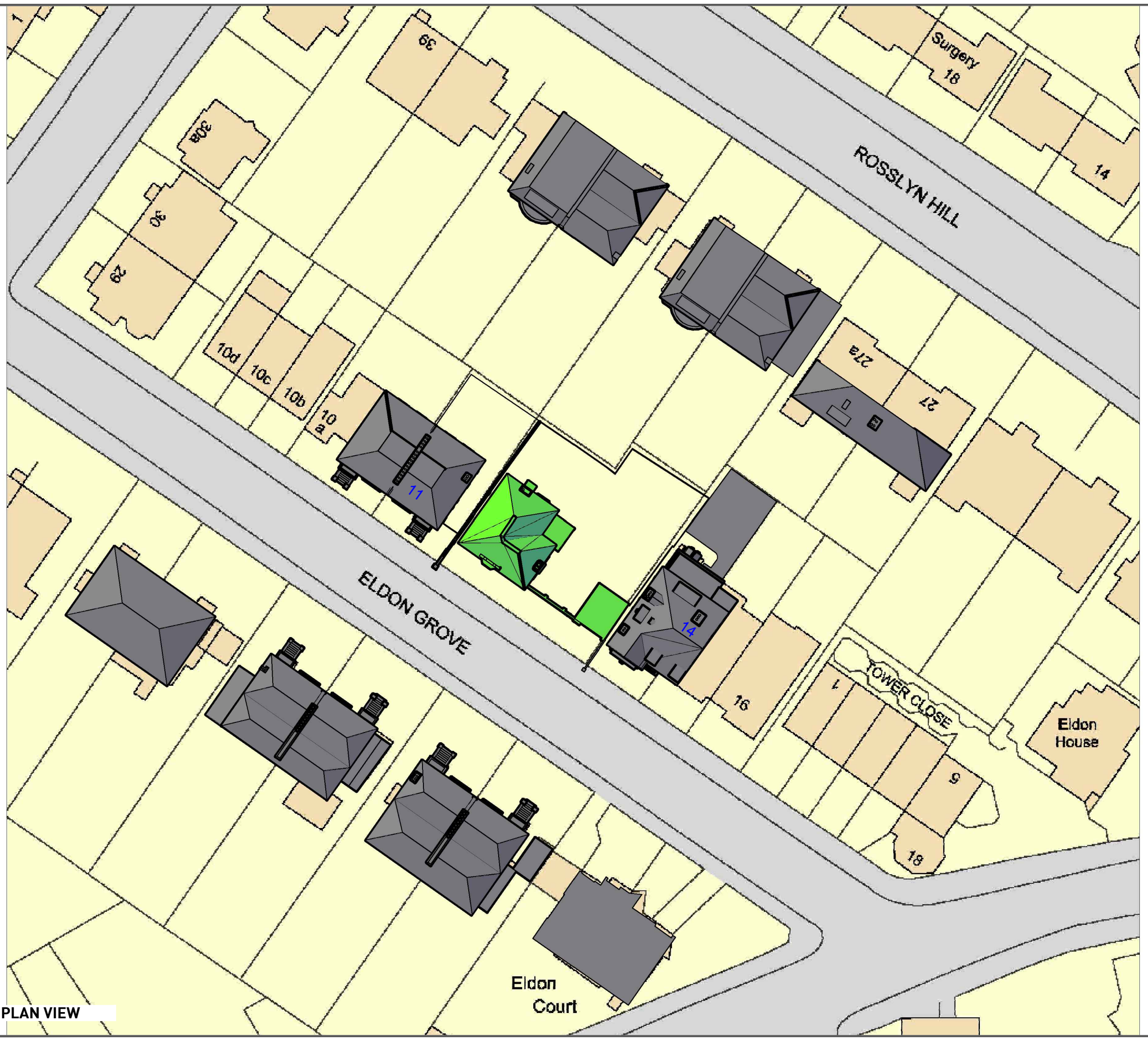
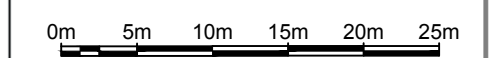
- Existing
- Proposed
- Consented
- Cutback
- 12|20 AOD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
 CHARLTON BROWN ARCHITECT'S 3D MODEL  
 Received on 14/05/18



**SITE PLAN VIEW**

REV	DESCRIPTION	DATE

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CLIENT: MR & MRS JAMES VOGL

PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 14/05/18

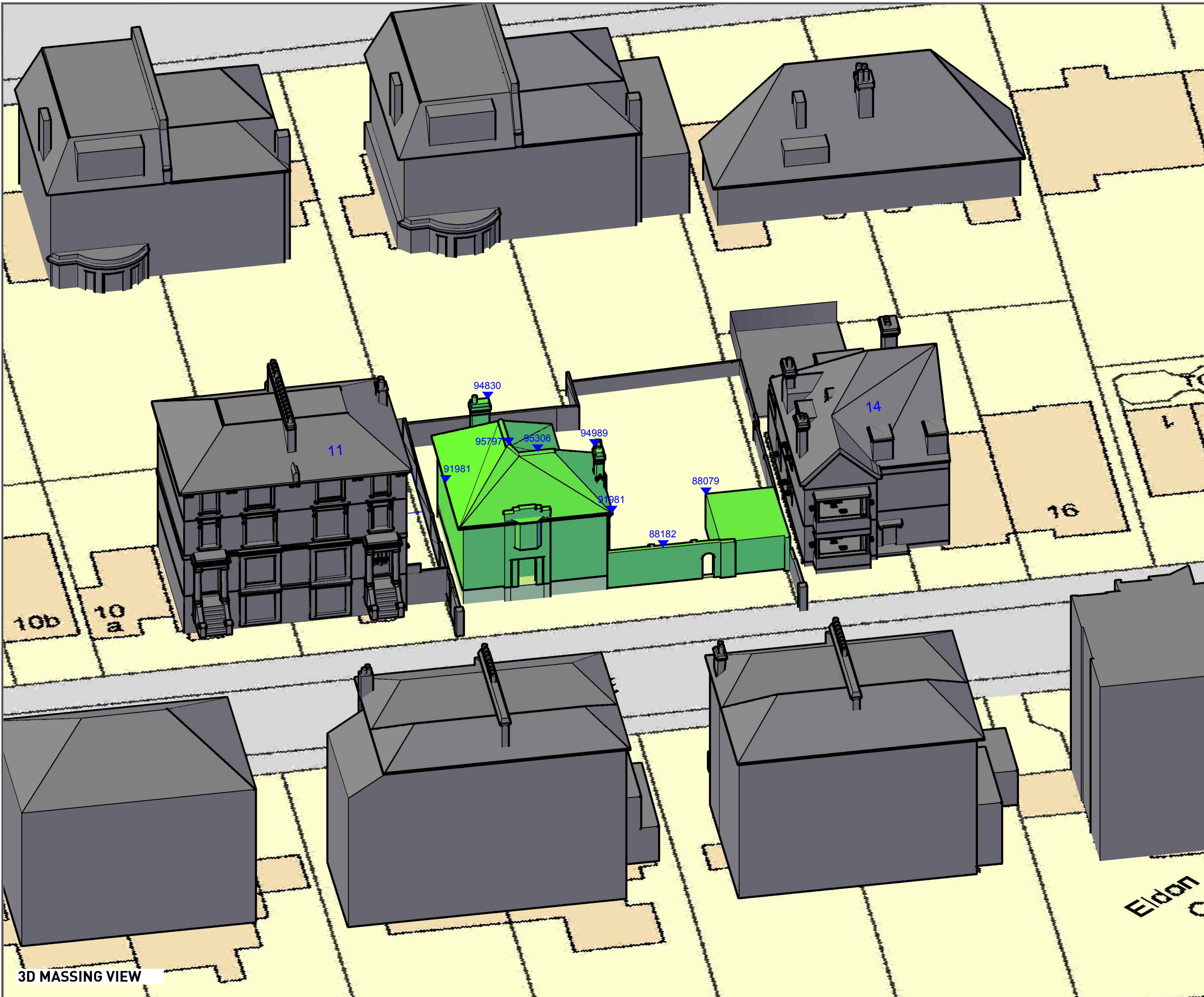
DRAWING TITLE: SITE PLAN VIEW EXISTING CONDITION

MODELLED BY / DRAWN BY: DATE: 21/05/18 SCALE: 1:500 **A3**

PROJECT No: RELEASE No: VERSION No: DRAWING No:  
**ROL00046\_R01\_V01\_001**

**Site Plan**





3D MASSING VIEW

**LEGEND:**

- Existing
- Proposed
- Consented
- Cutback

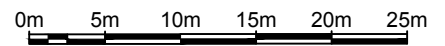
12120 AOD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
 CHARLTON BROWN ARCHITECT'S 3D MODEL  
 Received on 14/05/18



REV	DESCRIPTION	DATE
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CLIENT: MR & MRS JAMES VOGL

PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 14/05/18

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY / DRAWN BY: DATE: 21/05/18 SCALE: 1:500 A3

PROJECT No: ROL00046\_R01\_V01\_002  
 RELEASE No: VERSION No: DRAWING No:

**3D Massing Model**



**LEGEND:**

- Existing
  - Proposed
  - Consented
  - Cutback
- 12120** AOD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
MODELLING ARCHITECTURE  
Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
CHARLTON BROWN ARCHITECT'S 3D MODEL  
Received on 14/05/18



0m 5m 10m 15m 20m 25m

REV	DESCRIPTION	DATE

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CLIENT: MR & MRS JAMES VOGL

PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 14/05/18

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY: / DRAWN BY: / DATE: 21/05/18 / SCALE: 1:500 / **A3**

PROJECT No: / RELEASE No: / VERSION No: / DRAWING No:  
**ROL00046\_R01\_V01\_003**

**3D Massing Model**



**3D MASSING VIEW**

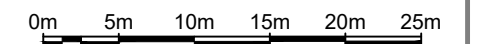


**LEGEND:**

- Existing
  - Proposed
  - Consented
  - Cutback
- 12120  
 ▼ AOD Height (mm)

**SOURCES OF INFORMATION:**

- EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18
- Site and aerial photos.
- PROPOSED BUILDINGS**  
 KSR ARCHITECT'S 3D MODEL  
 Received on 17/12/21



SITE PLAN VIEW

REV	DESCRIPTION	DATE

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CLIENT: MR & MRS JAMES VOGL

PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 17/12/21

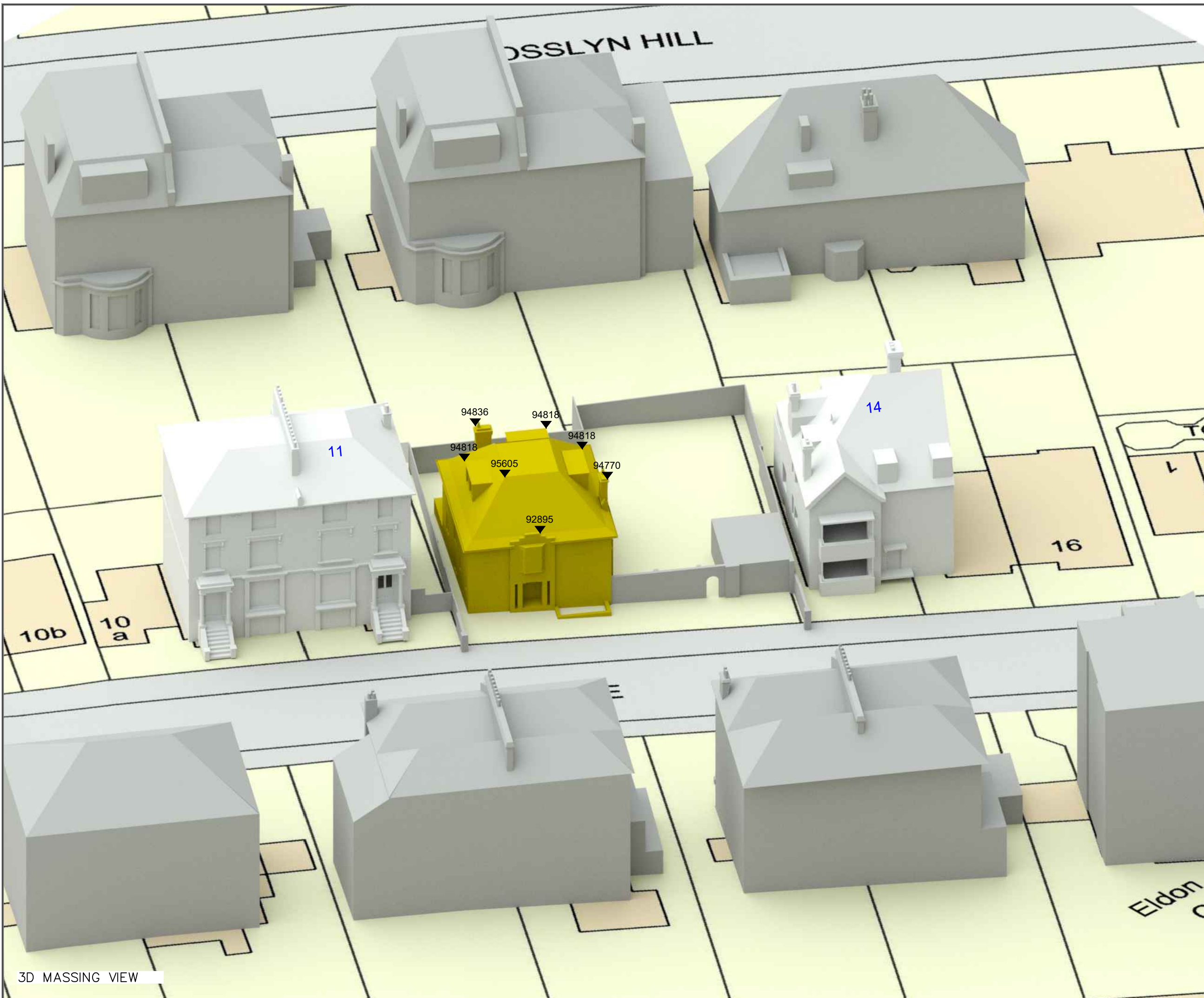
DRAWING TITLE: SITE PLAN VIEW PROPOSED CONDITION

MODELLED BY/ DRAWN BY: AW/BS DATE: 17/12/21 SCALE: 1:500 **A3**

PROJECT No: ROL00046 RELEASE No: R07 VERSION No: V01 DRAWING No: 004

**Site Plan**





3D MASSING VIEW

**LEGEND:**

- Existing
  - Proposed
  - Consented
  - Cutback
- 12120  
 ▼ AOD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
 KSR ARCHITECT'S 3D MODEL  
 Received on 17/12/21

REV	DESCRIPTION	DATE

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PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 17/12/21

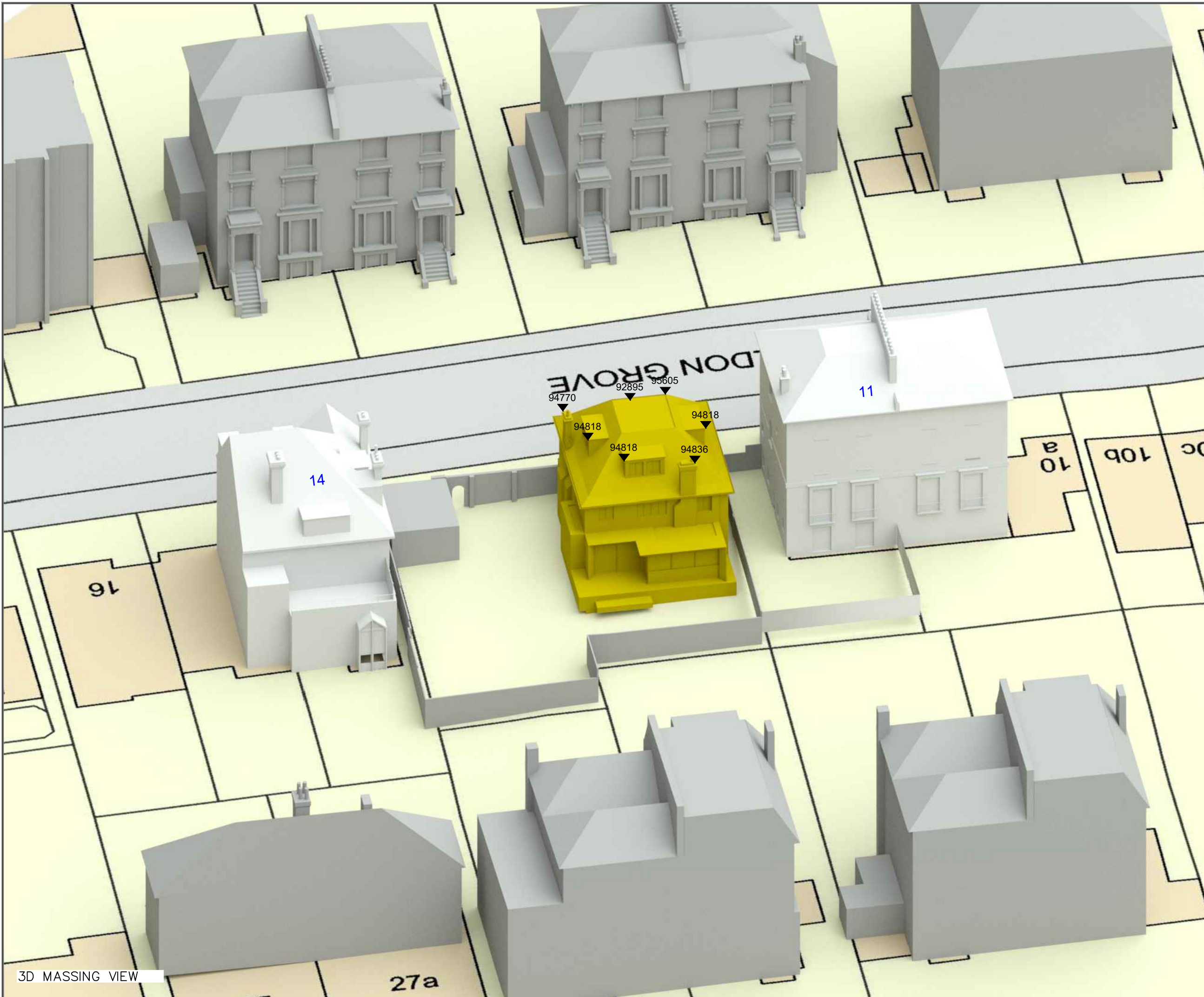
DRAWING TITLE: 3D MASSING MODEL VIEW PROPOSED CONDITION

MODELLED BY/DRAWN BY: AW/BS	DATE: 17/12/21	SCALE: N.T.S.	<b>A3</b>
--------------------------------	-------------------	------------------	-----------

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00046_R07_V01_			005

**3D Massing Model**





3D MASSING VIEW

**LEGEND:**

<span style="color: green;">█</span> Existing	<span style="color: magenta;">█</span> Consented
<span style="color: yellow;">█</span> Proposed	<span style="color: blue;">█</span> Cutback
$\nabla$ AOD Height (mm)	

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
 KSR ARCHITECT'S 3D MODEL  
 Received on 17/12/21

REV	DESCRIPTION	DATE
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CLIENT: MR & MRS JAMES VOGL		
PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3		
SCHEME REF: SCHEME RECEIVED: 17/12/21		
DRAWING TITLE: 3D MASSING MODEL VIEW PROPOSED CONDITION		
MODELLED BY/DRAWN BY: AW/BS	DATE: 17/12/21	SCALE: N.T.S.
PROJECT No: ROL00046_R07_V01_	RELEASE No:	VERSION No: 006
<b>3D Massing Model</b>		

A3

**APPENDIX B**

-

**VERTICAL SKY COMPONENT ('VSC') TABLE**

TABLE P1  
 VERTICAL SKY COMPONENT (VSC)  
 SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
<b>14 ELDON GROVE</b>							
<b>Basement</b>							
R1	RESIDENTIAL		BEDROOM	W1	28.94	28.94	N/A
R1	RESIDENTIAL		BEDROOM	W2	28.30	28.30	N/A
R1	RESIDENTIAL		BEDROOM	W3	11.43	11.43	1.00
R2	RESIDENTIAL		KITCHEN	W4	4.53	4.53	1.00
R3	RESIDENTIAL		BEDROOM	W5	4.24	4.24	1.00
R3	RESIDENTIAL		BEDROOM	W6	3.98	3.98	1.00
<b>Gnd Floor</b>							
R1	RESIDENTIAL		BEDROOM	W1	32.61	32.05	N/A
R2	RESIDENTIAL		KITCHEN	W2	31.57	30.83	N/A
R4	RESIDENTIAL		LIVING ROOM	W4	23.73	23.59	0.99
R4	RESIDENTIAL		LIVING ROOM	W5	30.04	30.04	N/A
R4	RESIDENTIAL		LIVING ROOM	W6	22.64	22.64	1.00
<b>1st Floor</b>							
R3	RESIDENTIAL		LIVING ROOM	W3	25.84	25.60	0.99
R3	RESIDENTIAL		LIVING ROOM	W4	32.56	32.56	N/A
R3	RESIDENTIAL		LIVING ROOM	W5	24.82	24.82	1.00
<b>2nd Floor</b>							
R1	RESIDENTIAL		UNKNOWN	W1	35.92	35.90	N/A

**APPENDIX C**

-

**DAYLIGHT DISTRIBUTION TABLE**



Property / room ref.	Property type	Flat no.	Room Usage	Room area (m <sup>2</sup> )	Existing lit area (m <sup>2</sup> )	Proposed lit area (m <sup>2</sup> )	*Factor of former value
14 ELDON GROVE							
<b>Basement</b>							
R1	RESIDENTIAL		BEDROOM	11.56	11.29	11.29	1.00
R2	RESIDENTIAL		KITCHEN	4.51	0.00	0.00	1.00
R3	RESIDENTIAL		BEDROOM	11.65	0.00	0.00	1.00
<b>Gnd Floor</b>							
R1	RESIDENTIAL		BEDROOM	4.96	4.94	4.94	1.00
R2	RESIDENTIAL		KITCHEN	9.86	7.93	7.93	1.00
R4	RESIDENTIAL		LIVING ROOM	21.74	21.69	21.69	1.00
<b>1st Floor</b>							
R3	RESIDENTIAL		LIVING ROOM	21.74	21.69	21.69	1.00
<b>2nd Floor</b>							
R1	RESIDENTIAL		UNKNOWN	15.07	9.94	9.94	1.00

**APPENDIX D**

-

**ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE**

TABLE P3  
 ANNUAL PROBABLE SUNLIGHT HOURS (APSH)  
 SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
<b>14 ELDON GROVE</b>																
<b>Gnd Floor</b>																
R4	RESIDENTIAL		W4	LIVING ROOM	24	24	1.00	1	1	1.00						
R4	RESIDENTIAL		W5	LIVING ROOM	65	65	N/A	18	18	N/A						
R4	RESIDENTIAL		W6	LIVING ROOM	50	50	N/A	20	20	N/A	76	76	N/A	22	22	N/A
<b>1st Floor</b>																
R3	RESIDENTIAL		W3	LIVING ROOM	26	26	N/A	2	2	1.00						
R3	RESIDENTIAL		W4	LIVING ROOM	66	66	N/A	19	19	N/A						
R3	RESIDENTIAL		W5	LIVING ROOM	52	52	N/A	21	21	N/A	78	78	N/A	23	23	N/A

\*NOTES: 'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight. An APSH > 25%/5% satisfies BRE criteria and ratio is N/A. Total annual sunlight (100% APSH) in London is 1486 hours.

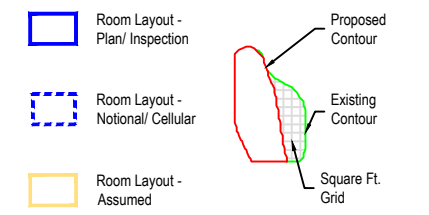
**APPENDIX E**

-

**DAYLIGHT DISTRIBUTION CONTOUR PLANS**

DRAWING NOS. ROL00046\_V01\_101-01 TO 101-02

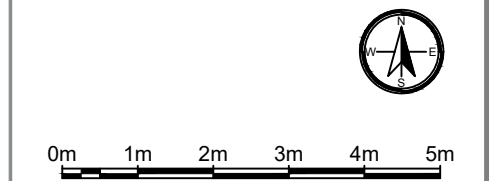
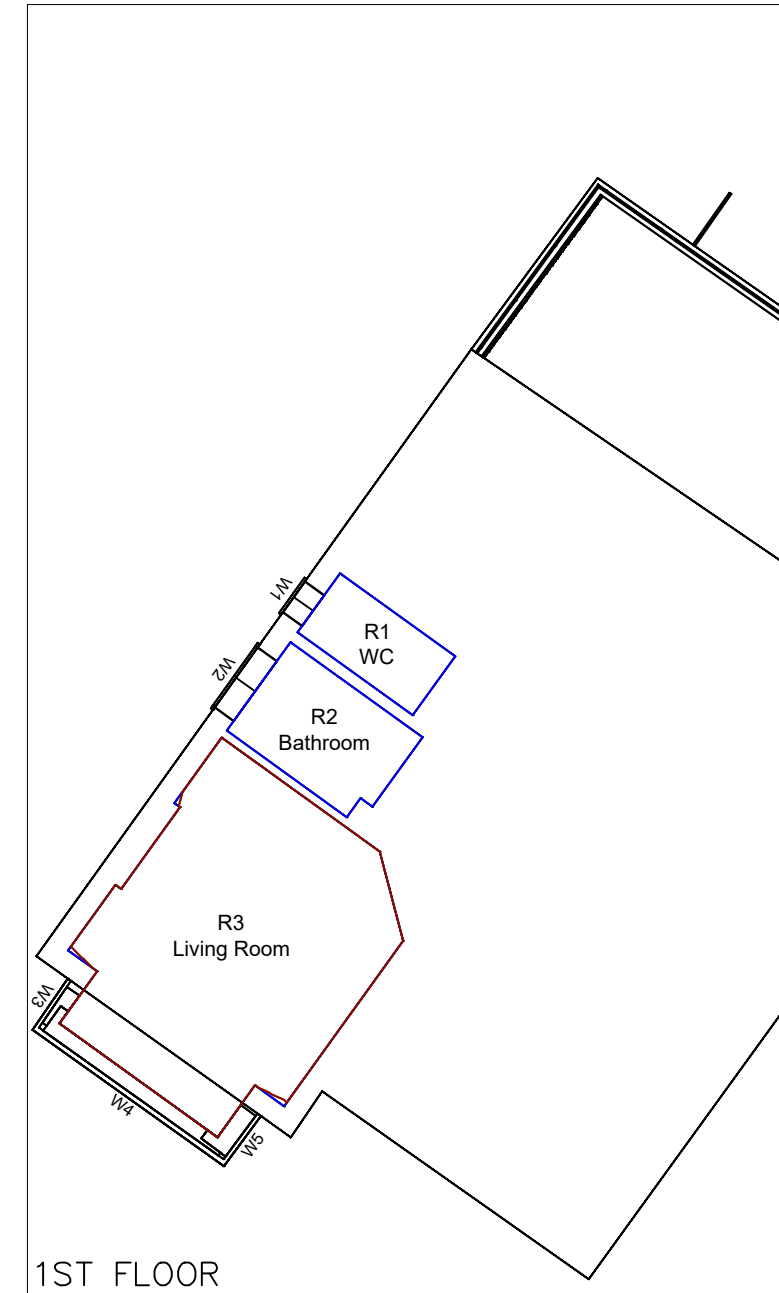
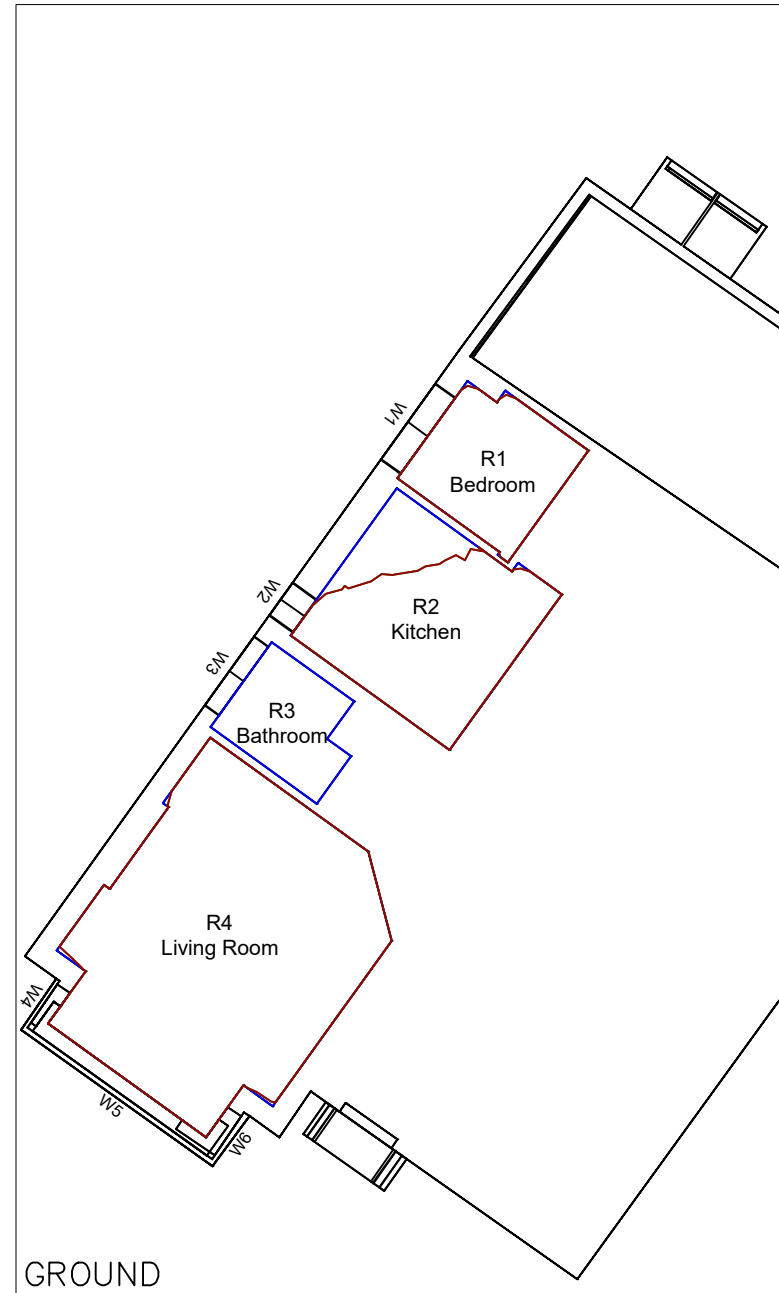
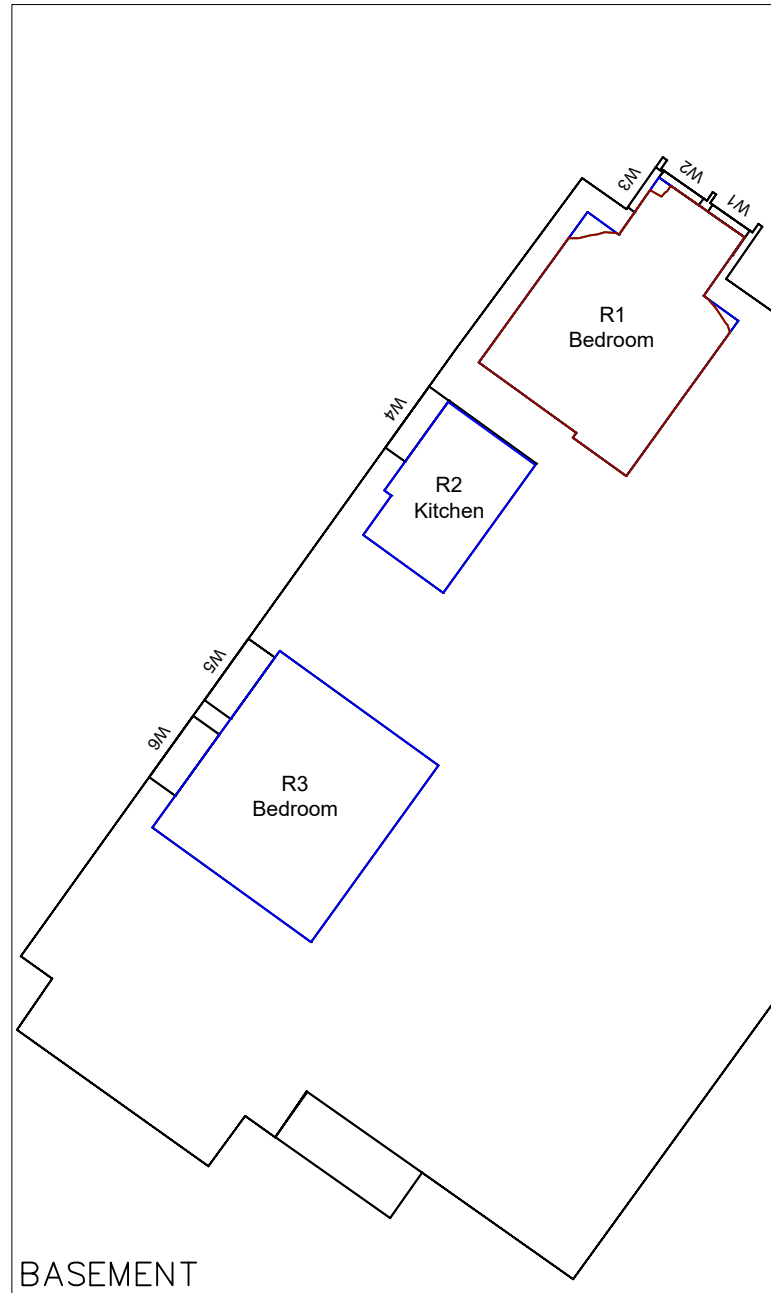
**LEGEND:**



**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18  
 Site and aerial photos.

**PROPOSED BUILDINGS**  
 KSR ARCHITECT'S 3D MODEL  
 Received on 17/12/21



REV	DESCRIPTION	DATE

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PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 17/12/21

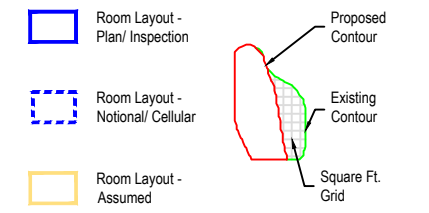
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 14 ELDON GROVE

MODELLED BY/DRAWN BY: DATE: SCALE: 1:100 A3  
 AW/BS 17/12/21

PROJECT No: RELEASE No: VERSION No: DRAWING No:  
 ROL00046\_R07\_V01\_101-01

**Daylight & Sunlight**

**LEGEND:**

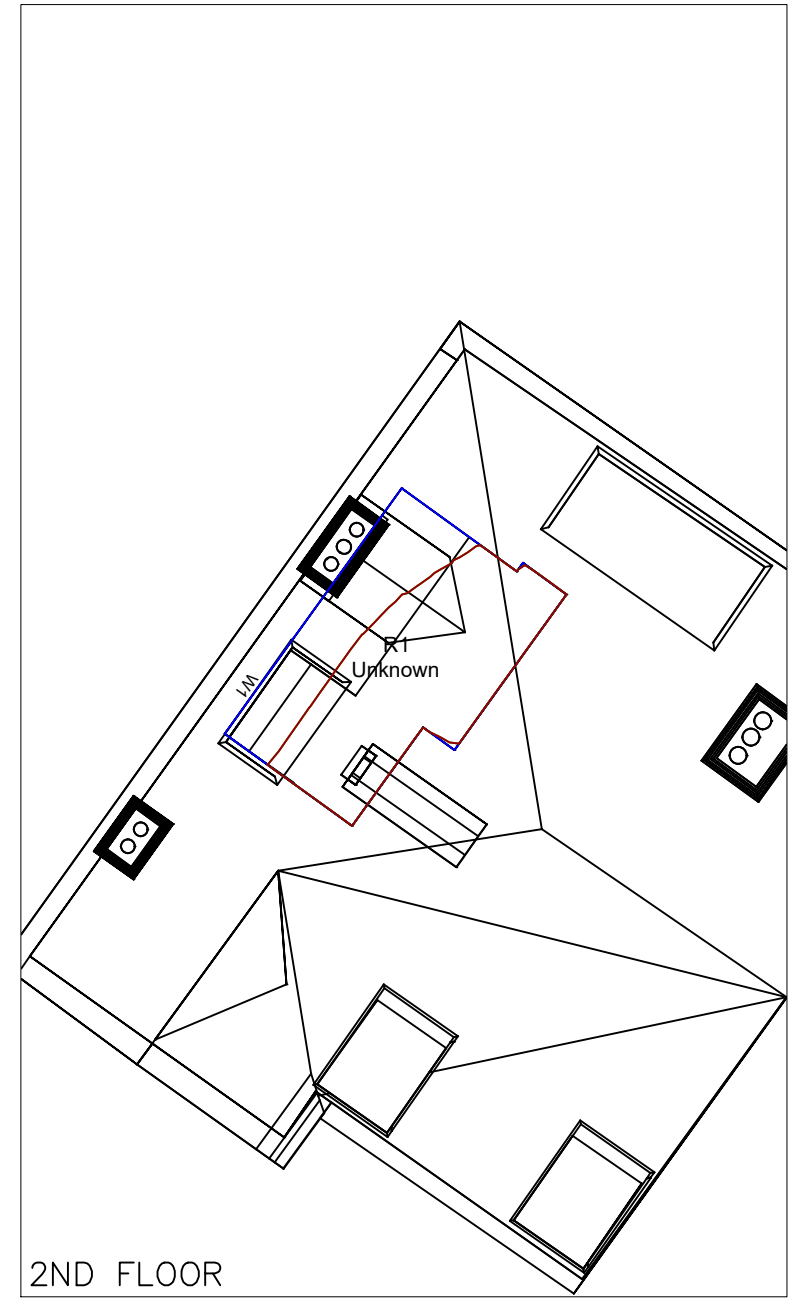
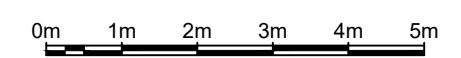


**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
 KSR ARCHITECT'S 3D MODEL  
 Received on 17/12/21



REV	DESCRIPTION	DATE

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CLIENT: MR & MRS JAMES VOGL

PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 17/12/21

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 14 ELDON GROVE

MODELLED BY/ DRAWN BY: DATE: SCALE: 1:100 A3  
 AW/BS 17/12/21

PROJECT No: RELEASE No: VERSION No: DRAWING No:  
 ROL00046\_R07\_V01\_101-02


**APPENDIX F**

-

**TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWINGS**

DRAWING NOS. ROL00046\_V01\_301-01 TO 302-01

**LEGEND:**

 - Difference between area receiving >2hr Sunlight on 21st March for Existing and Proposed conditions.

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
 KSR ARCHITECT'S 3D MODEL  
 Received on 17/12/21



PLAN VIEW

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Criteria
<b>11 ELDON GROVE</b>						
Gnd Floor	A1	Area m2 Percentage	101.35 61.34%	56.67 55.92%	0.91	YES

REV	DESCRIPTION	DATE

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PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 17/12/21

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST 11 ELDON GROVE


MODELLED BY: AW/BS DRAWN BY: AW/BS DATE: 17/12/21 SCALE: 1:100 **A3**

PROJECT No: ROL00046\_R07\_V01\_01 RELEASE No: VERSION No: DRAWING No: 301-01

**2Hr Sun-On-Ground**



**LEGEND:**

 - Difference between area receiving >2hr Sunlight on 21st March for Existing and Proposed conditions.

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 MODELLING ARCHITECTURE  
 Received on 10/05/18

Site and aerial photos.

**PROPOSED BUILDINGS**  
 KSR ARCHITECT'S 3D MODEL  
 Received on 17/12/21



PLAN VIEW

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Difference	Meets BRE Criteria
<b>14 ELDON GROVE</b>						
Gnd Floor	A2	Area m2 Percentage	88.92 99.46%	88.44 99.46%	1.00	YES
Gnd Floor	A3	Area m2 Percentage	12.18 0.00%	0.00 0.00%	0.00	YES

REV	DESCRIPTION	DATE

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PROJECT TITLE: 12-13 ELDON GROVE LONDON NW3

SCHEME REF: SCHEME RECEIVED: 17/12/21

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST 14 ELDON GROVE

MODELLED BY/DRAWN BY: AW/BS DATE: 17/12/21 SCALE: 1:100 **A3**

PROJECT No: ROL00046\_R07\_V01\_302-01  
 RELEASE No: VERSION No: DRAWING No:

**2Hr Sun-On-Ground**



4 Chiswell Street, London EC1Y 4UP

T: 020 7065 2770

3 Temple Row West, Birmingham B2 5NY

T: 0121 667 9902

510 Bristol Business Park, Bristol BS16 1EJ

T: 0117 911 3061

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