RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

12 April 2022

12B Keats Grove
London
NW3 2RN

RICS
Regulated by RICS

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APPENDICES

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Kylie Richardson to undertake a daylight and sunlight assessment of the proposed development at 12B Keats Grove, London NW3 2RN.

1.1.2 The assessment 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 assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 12 and 14 Keats Grove.

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

1.1.5 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 test in respect of windows 6 to 8 at 14 Keats Grove. 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:

51 Architecture

1001	Existing Ground Floor	Rev -
1002	Exiting First Floor	Rev -
1004	Existing Roof Plan	Rev -
1005	Existing South Elevation [Street]	Rev -
1006	Existing South Elevation [Garden]	Rev -
1007	Existing North Elevation	Rev -
1008	Sections	Rev -
1009	Existing East Elevation	Rev -
1010	Existing West Elevation	Rev -
2000	Proposed Block Plan	Rev -
2002	Proposed Plan Lower Ground Floor	Rev -
2003	Proposed Plan Upper Ground Floor	Rev -
2004	Proposed 1st & 2nd Floor Plan	Rev -
2005	Proposed Roof Plan	Rev -
2006	Proposed South Elevation Street Context	Rev -
2007	Proposed South Elevation Garden Context	Rev -
2009	Proposed North Elevation Garden Context	Rev -
2010	Proposed East elevation	Rev -
2011	Proposed West elevation	Rev -
2013	Proposed Section AA	Rev -
2014	Proposed Section BB	Rev -
2015	Proposed Section CC	Rev -
2016	Proposed Section DD	Rev -
2017	Proposed Section EE	Rev -
2018	Proposed Section FF	Rev -
2019	Proposed Section GG	Rev -
2025	Proposed Section HH	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

12 Keats Grove:

KEA_12 101	Proposed Lower-Ground Floor Plan	Rev B
KEA_12 102	Proposed Upper-Ground Floor Plan	Rev C
KEA_12 103	Proposed First Floor Plan	Rev A
KEA_12 104	Proposed Second Floor Plan	Rev -

14 Keats Grove:

Front garden - Existing Rev -

3 METHODOLOGY OF THE ASSESSMENT

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 assessment.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. 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 ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 12 and 14 Keats Grove.

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

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 With the exception of windows 6 to 8 at 14 Keats Grove, all windows which have a requirement for daylight pass the Vertical Sky Component test. The windows that do not pass the test achieve before/after ratios of 0.76 and above, which is fairly close to the target of 0.8 stated in the BRE guide. 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 pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

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 tests in respect of windows 6 to 8 at 14 Keats Grove. 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 assessment 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 assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.

5.1.4 This assessment 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.

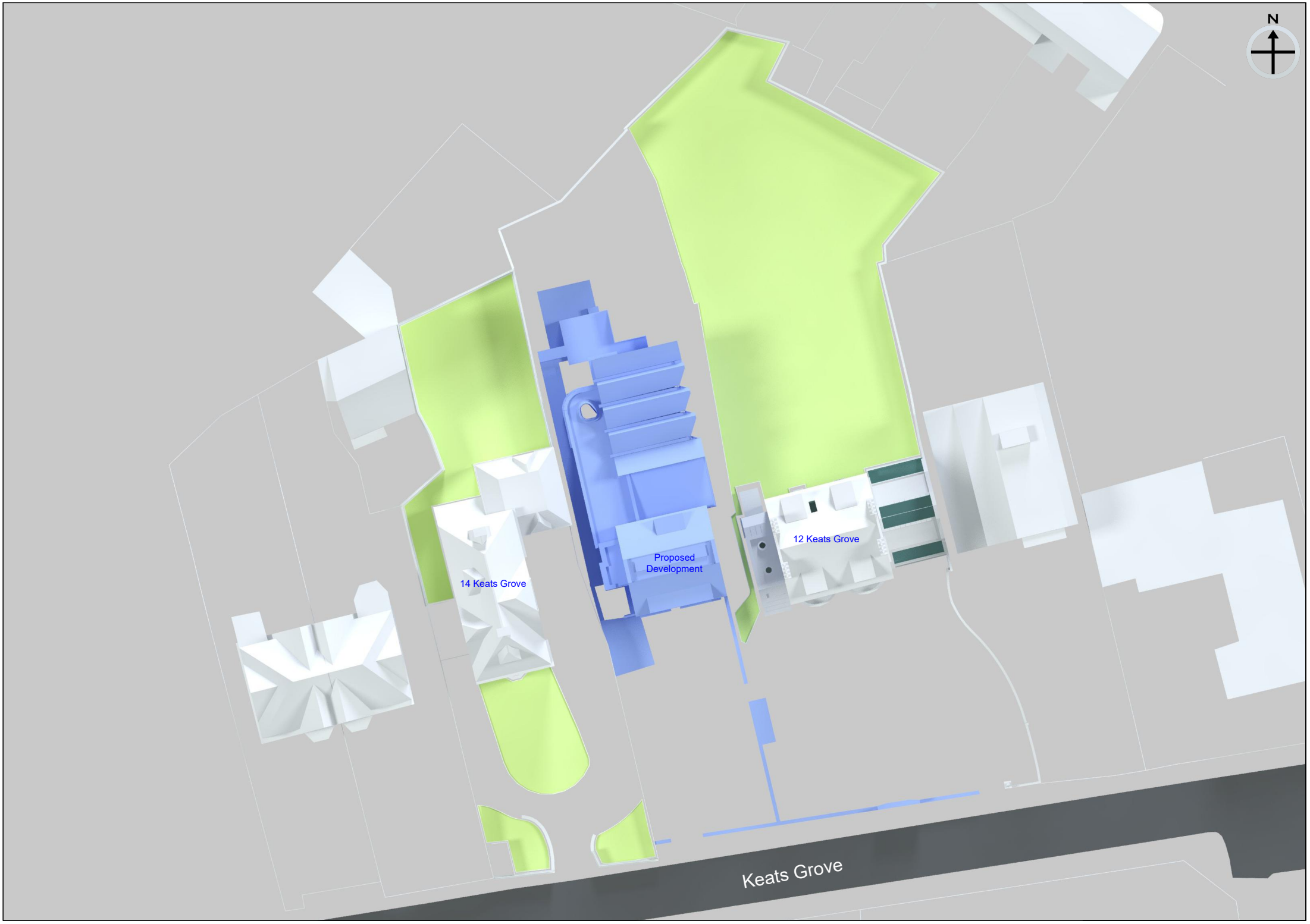
5.1.6 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, 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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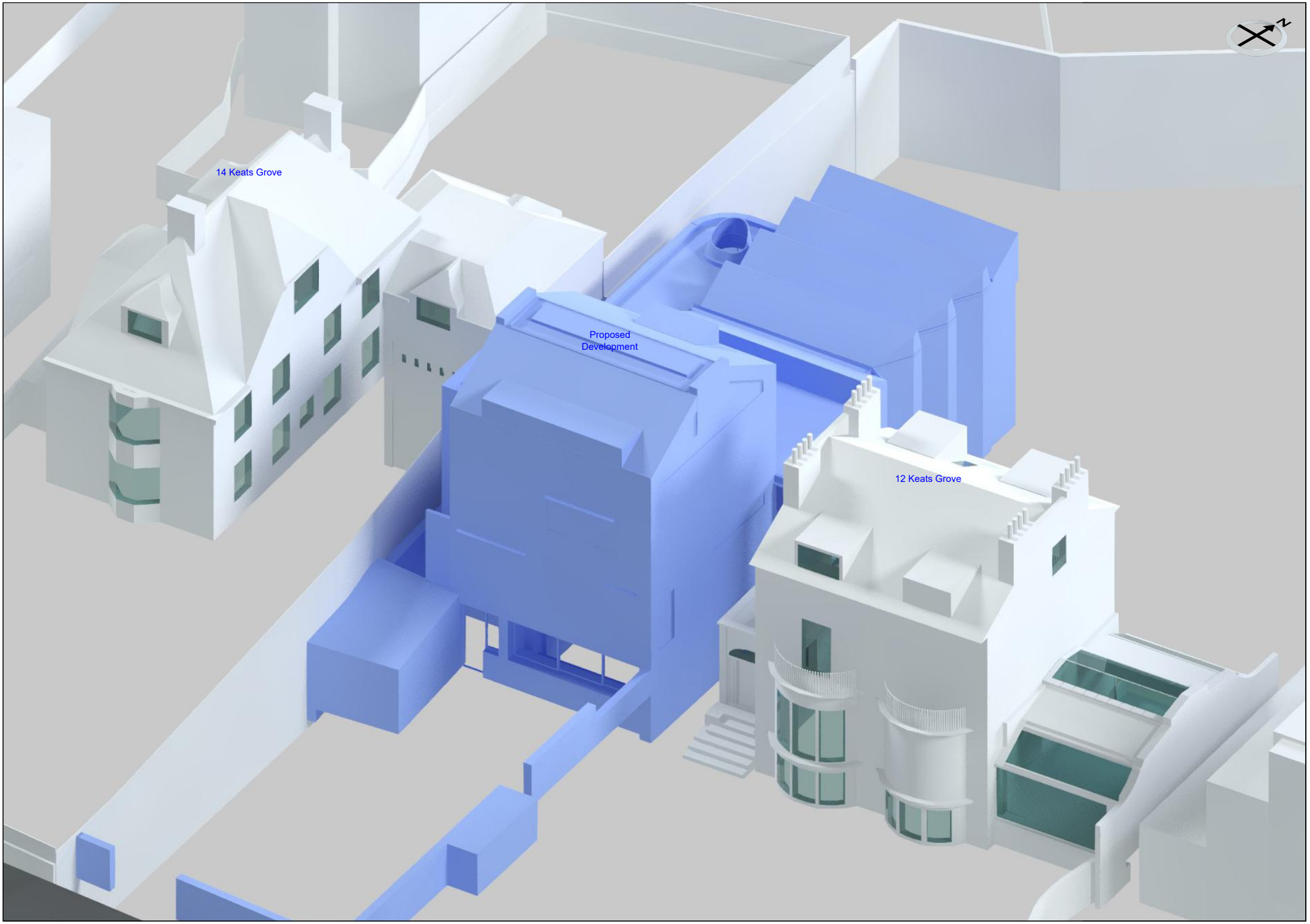
Proposed
Development
12 Keats Grove
Keats Grove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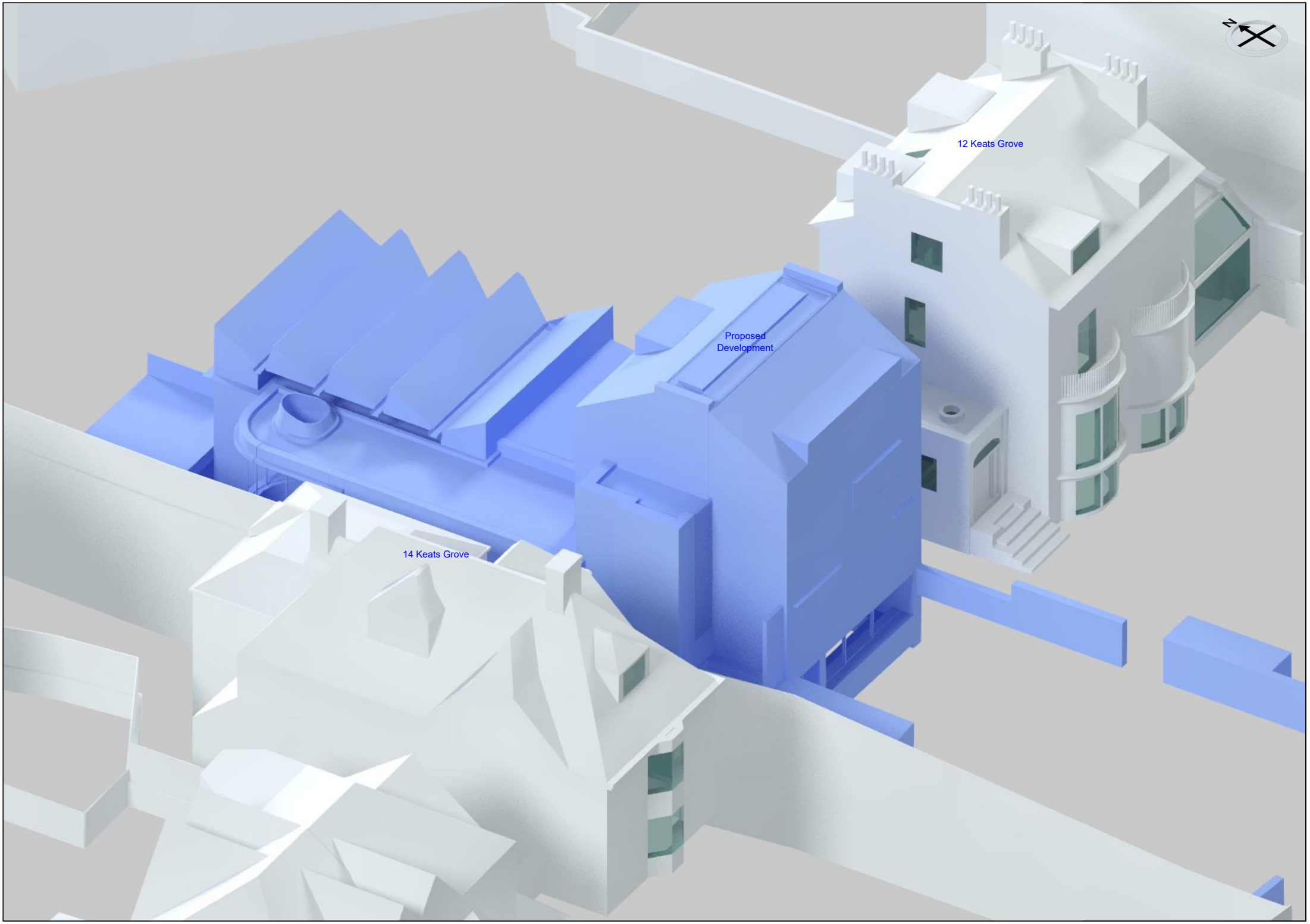
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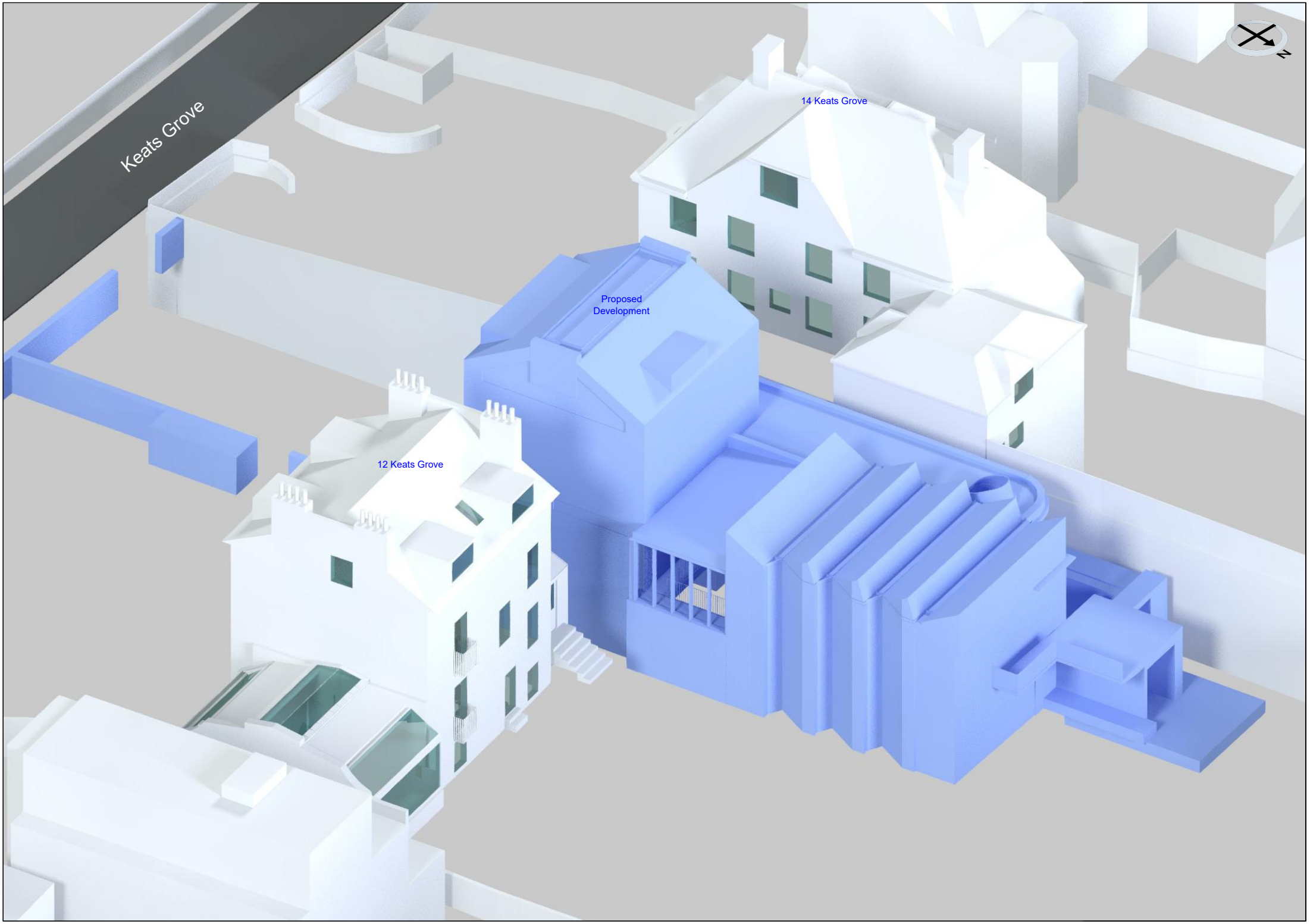
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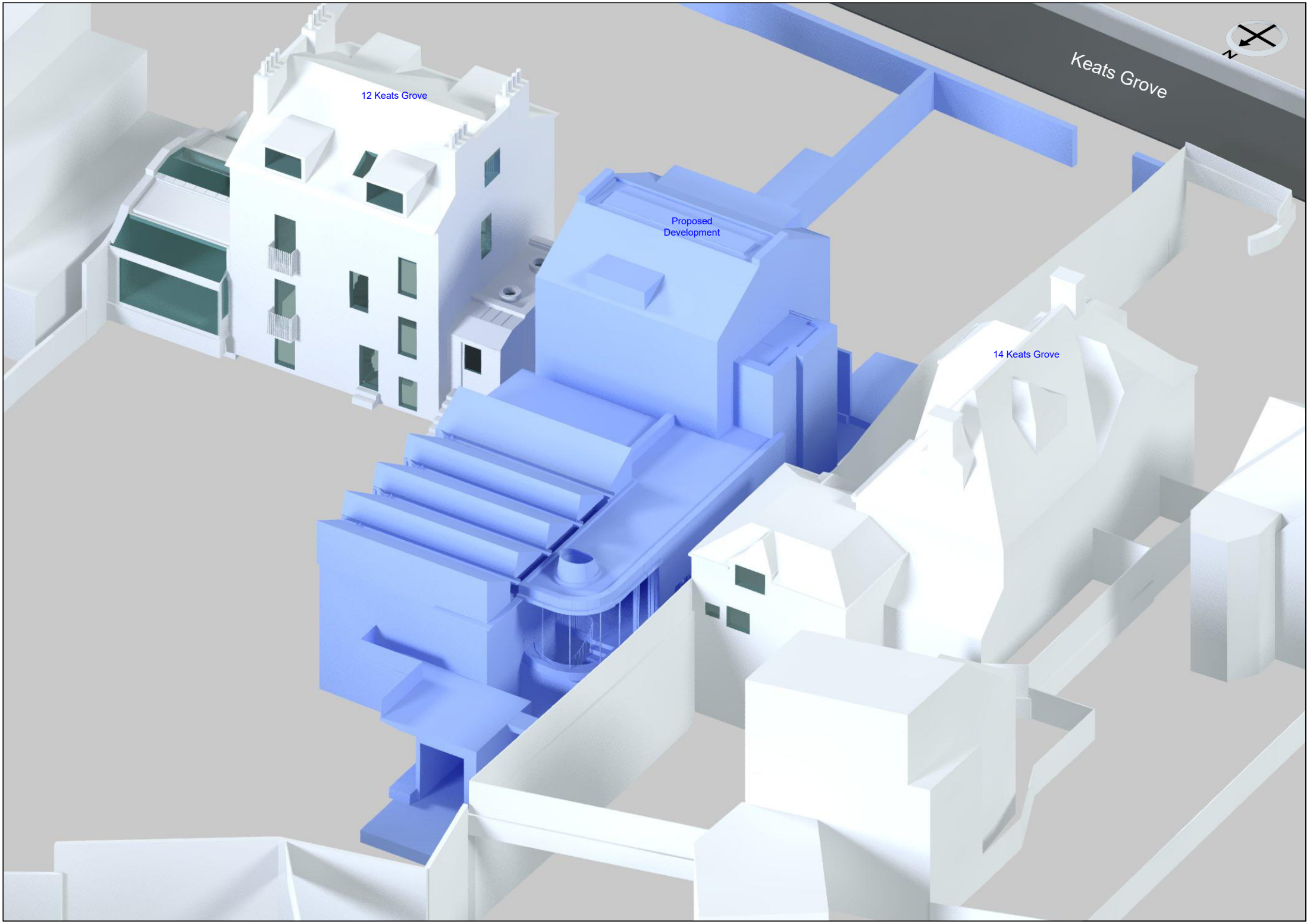
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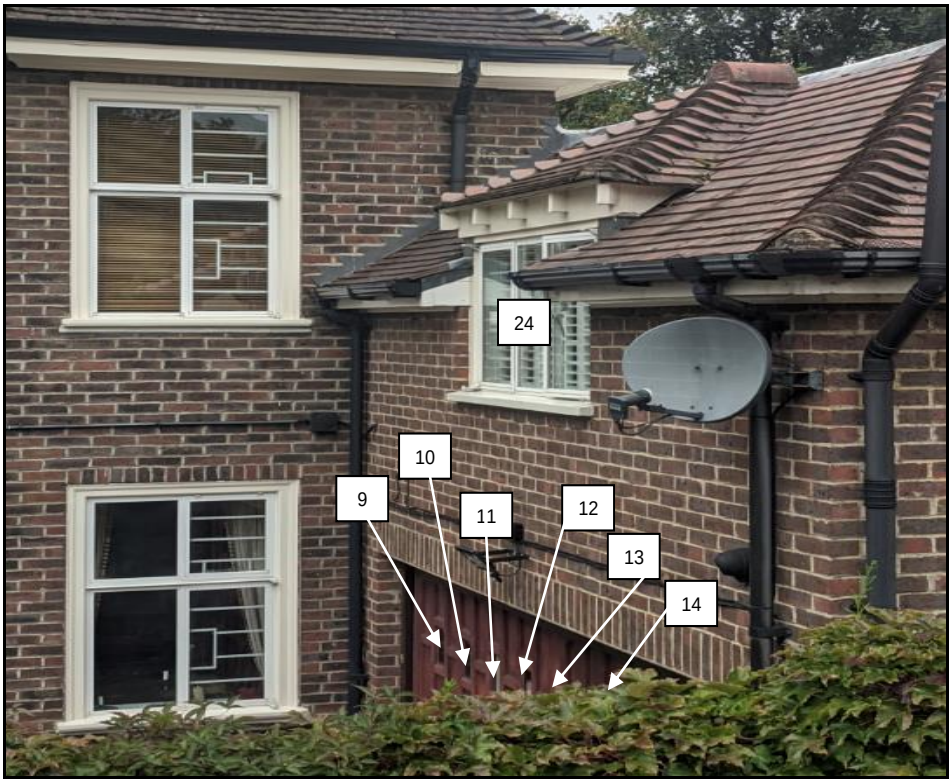
Neighbouring Windows

14 Keats Grove

14 Keats Grove



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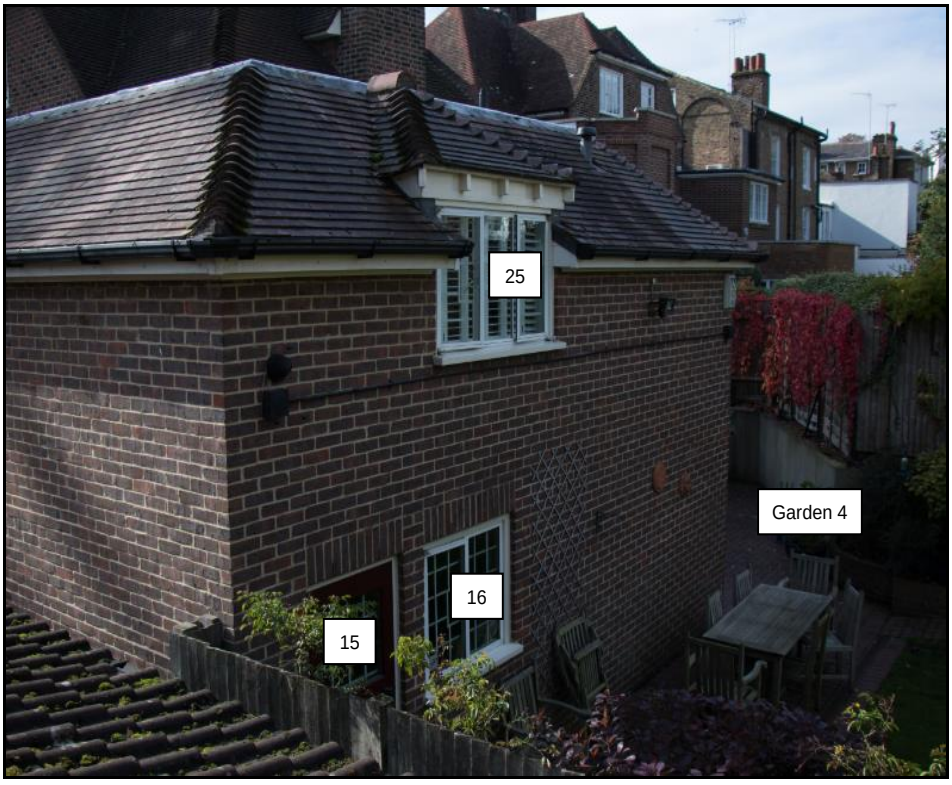
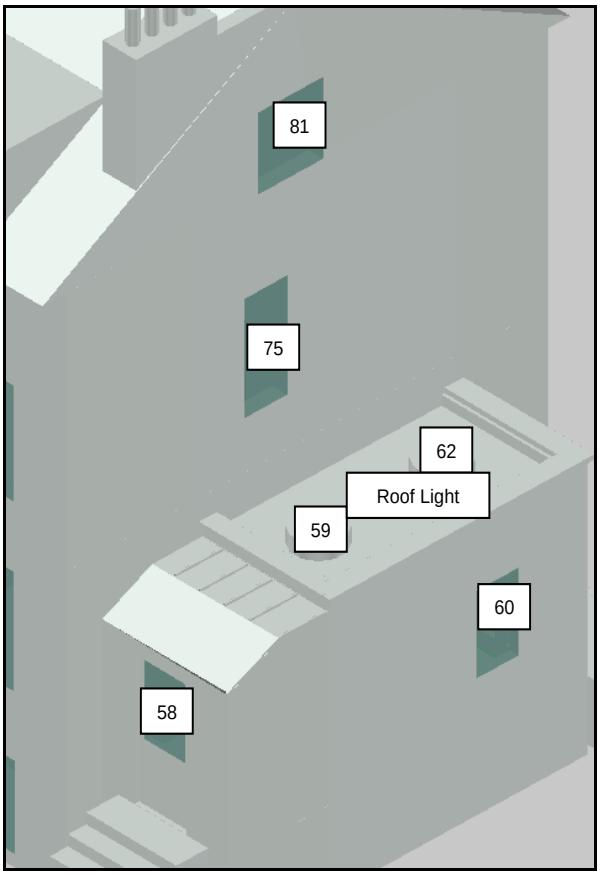


14 Keats Grove

12 Keats Grove

12 Keats Grove

12 Keats Grove



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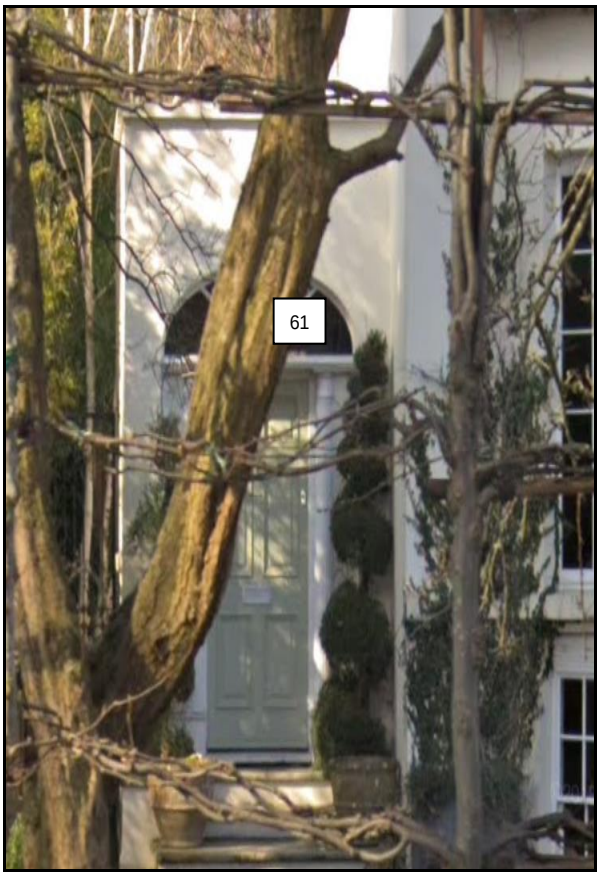

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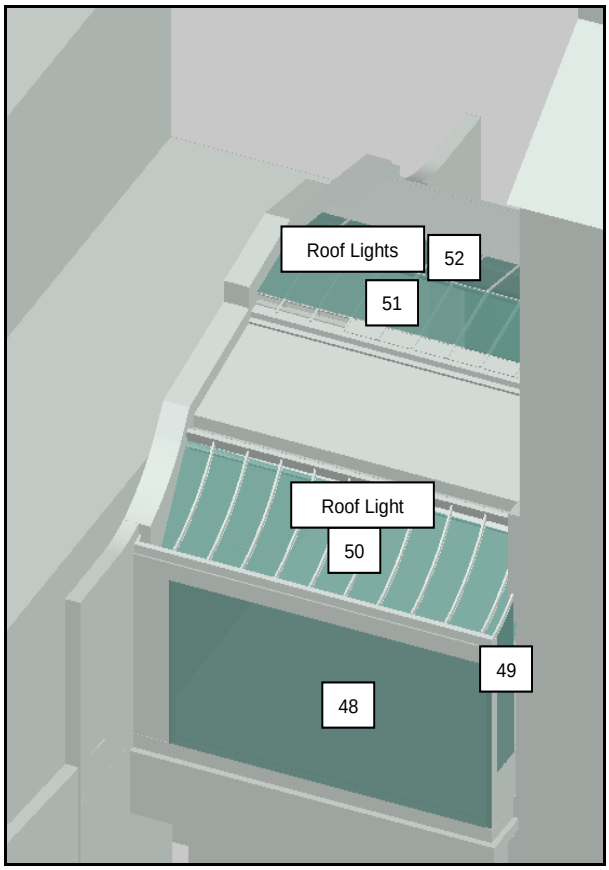

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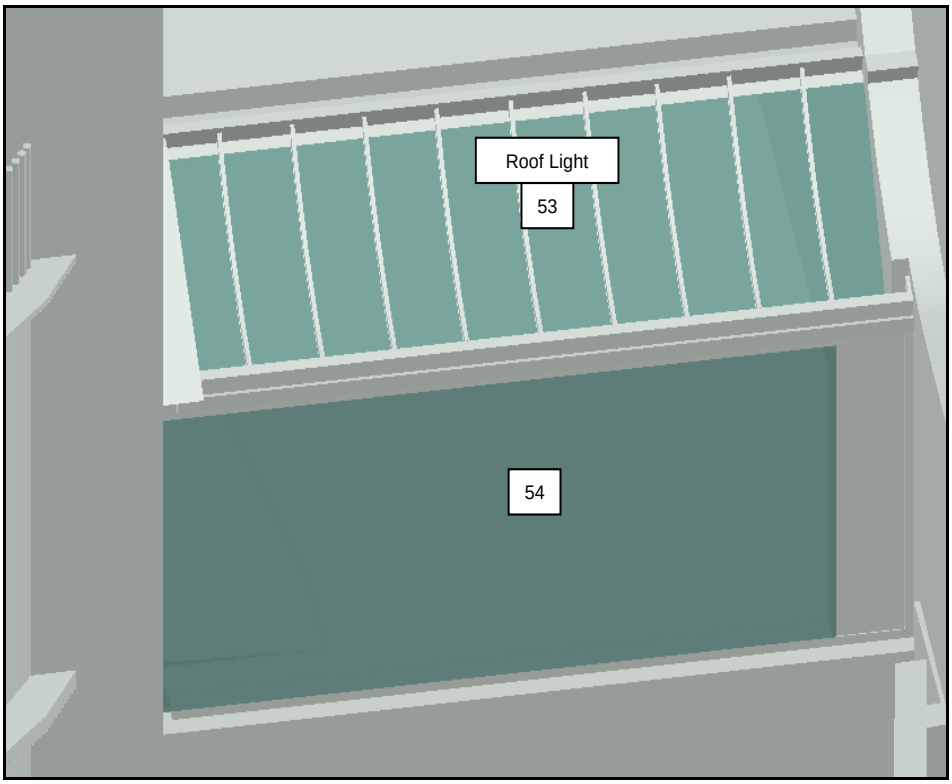

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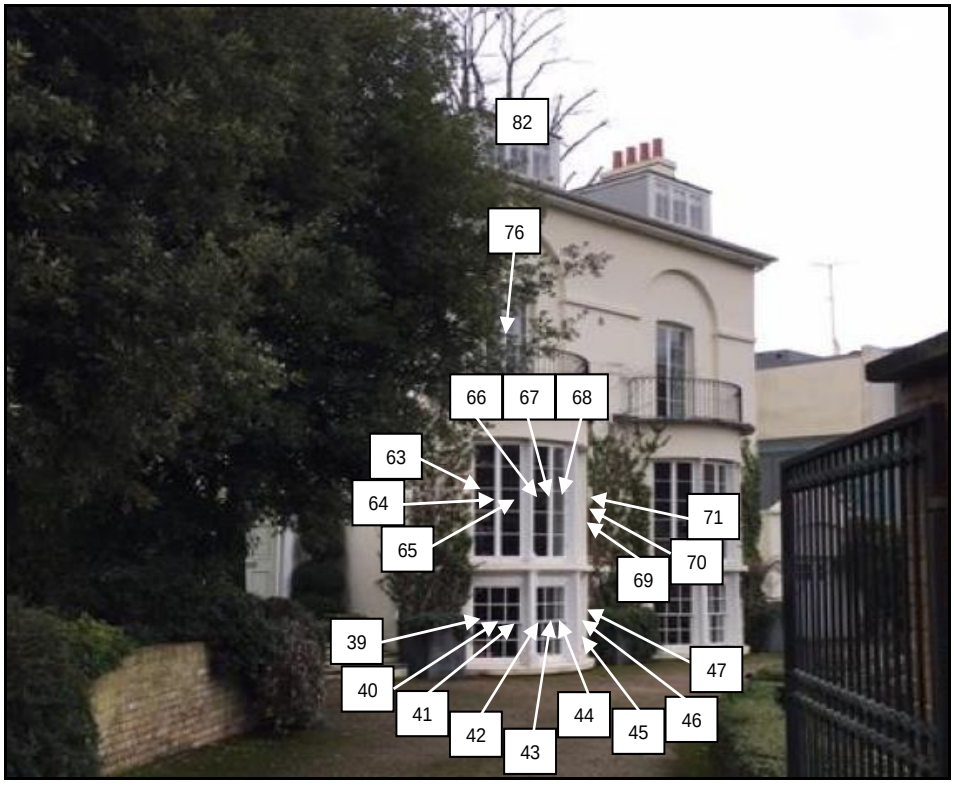

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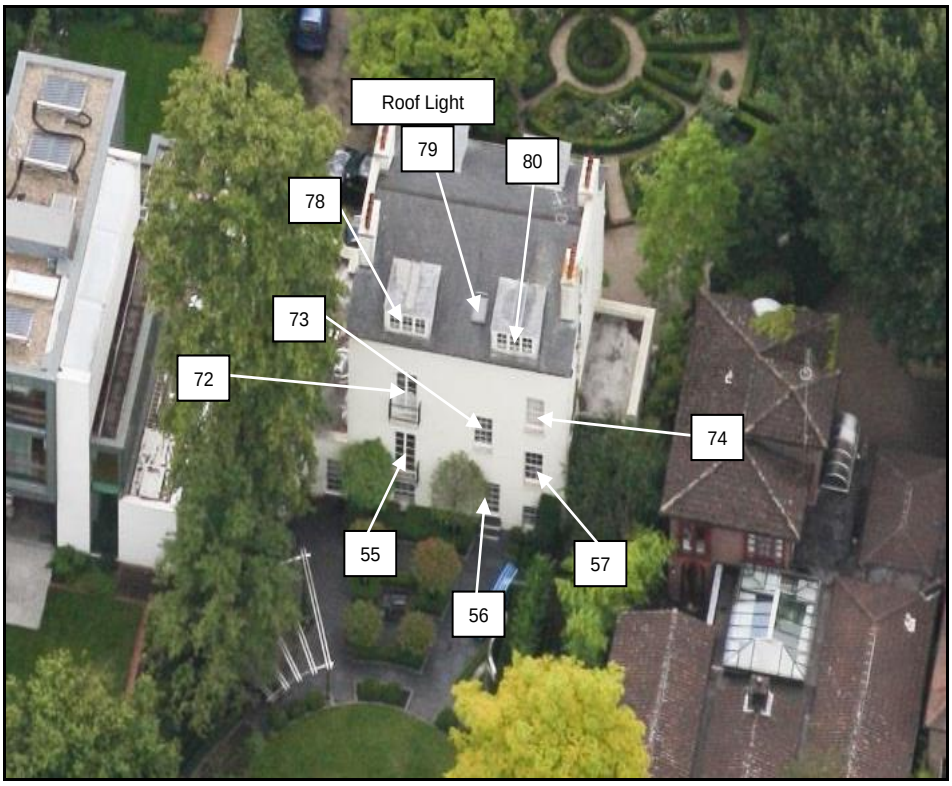

12 Keats Grove

12 Keats Grove

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
12B Keats Grove, London NW3 2RN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
14 Keats Grove					
Ground Floor					
Window 1	Domestic	34.3%	34.3%	0.0%	1.0
Window 2	Domestic	39.1%	39.1%	0.0%	1.0
Window 3	Domestic	35.9%	35.9%	0.0%	1.0
Window 4	Domestic	34.6%	29.4%	5.2%	0.85
Window 5	Domestic	34.0%	27.0%	7.0%	0.79
Window 6	Domestic	33.5%	25.7%	7.8%	0.77
Window 7	Domestic	31.5%	23.9%	7.6%	0.76
Window 8	Domestic	22.4%	17.0%	5.4%	0.76
Window 9	Domestic	19.0%	16.1%	2.9%	0.85
Window 10	Domestic	20.4%	17.3%	3.1%	0.85
Window 11	Domestic	21.3%	18.0%	3.3%	0.85
Window 12	Domestic	22.1%	18.5%	3.6%	0.84
Window 13	Domestic	22.6%	18.8%	3.8%	0.83
Window 14	Domestic	22.5%	18.8%	3.7%	0.84
Window 15	Domestic	25.5%	25.5%	0.0%	1.0
Window 16	Domestic	29.9%	29.9%	0.0%	1.0
First Floor					
Window 17	Domestic	34.7%	34.7%	0.0%	1.0
Window 18	Domestic	39.5%	39.5%	0.0%	1.0
Window 19	Domestic	36.0%	36.0%	0.0%	1.0
Window 20	Domestic	36.4%	32.6%	3.8%	0.9
Window 21	Domestic	37.1%	31.8%	5.3%	0.86
Window 22	Domestic	37.1%	31.5%	5.6%	0.85
Window 23	Domestic	35.1%	31.0%	4.1%	0.88
Window 24	Domestic	27.5%	23.8%	3.7%	0.87
Window 25	Domestic	35.4%	35.3%	0.1%	1.0
Loft Floor					
Window 26	Domestic	39.6%	39.6%	0.0%	1.0
Window 27	Domestic	38.5%	36.6%	1.9%	0.95
12 Keats Grove					
Basement Floor					
Window 28	Study\ Play Room	29.6%	28.9%	0.7%	0.98
Window 29	Study\ Play Room	28.7%	28.3%	0.4%	0.99
Window 30	Study\ Play Room	32.0%	31.6%	0.4%	0.99
Window 31	Study\ Play Room	34.6%	34.2%	0.4%	0.99
Window 32	Study\ Play Room	35.9%	35.6%	0.3%	0.99
Window 33	Study\ Play Room	36.3%	36.0%	0.3%	0.99
Window 34	Study\ Play Room	36.1%	35.9%	0.2%	0.99
Window 35	Study\ Play Room	35.3%	35.1%	0.2%	0.99
Window 36	Study\ Play Room	34.4%	34.2%	0.2%	0.99

Appendix 2 - Vertical Sky Component
12B Keats Grove, London NW3 2RN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 37	Study\ Play Room	32.6%	32.5%	0.1%	1.0
Window 38	Bathroom/WC	31.6%	30.1%	1.5%	0.95
Window 39	Bedroom	33.6%	32.7%	0.9%	0.97
Window 40	Bedroom	34.8%	34.0%	0.8%	0.98
Window 41	Bedroom	35.5%	34.9%	0.6%	0.98
Window 42	Bedroom	36.0%	35.6%	0.4%	0.99
Window 43	Bedroom	36.1%	35.7%	0.4%	0.99
Window 44	Bedroom	35.9%	35.5%	0.4%	0.99
Window 45	Bedroom	34.5%	34.2%	0.3%	0.99
Window 46	Bedroom	32.5%	32.3%	0.2%	0.99
Window 47	Bedroom	29.5%	29.4%	0.1%	1.0
Ground Floor					
Window 48	Dining/Kitchen	35.0%	34.8%	0.2%	0.99
Window 49	Dining/Kitchen	17.0%	16.3%	0.7%	0.96
Window 50	Dining/Kitchen	73.9%	73.8%	0.1%	1.0
Window 51	Dining/Kitchen	74.0%	74.0%	0.0%	1.0
Window 52	Dining/Kitchen	73.4%	73.4%	0.0%	1.0
Window 53	Dining/Kitchen	63.6%	63.6%	0.0%	1.0
Window 54	Dining/Kitchen	37.3%	37.3%	0.0%	1.0
Window 55	Library	35.1%	34.7%	0.4%	0.99
Window 56	Staircase	33.8%	32.5%	1.3%	0.96
Window 57	Bathroom/WC	35.6%	34.4%	1.2%	0.97
Window 58	Boot Room	28.9%	27.4%	1.5%	0.95
Window 59	Domestic	39.8%	34.1%	5.7%	0.86
Window 60	Entrance Hall	17.7%	12.7%	5.0%	0.72
Window 61	Entrance Hall	7.4%	7.4%	0.0%	1.0
Window 62	Entrance Hall	30.4%	30.4%	0.0%	1.0
Window 63	Sitting Room	36.9%	36.4%	0.5%	0.99
Window 64	Sitting Room	38.0%	37.7%	0.3%	0.99
Window 65	Sitting Room	38.4%	38.4%	0.0%	1.0
Window 66	Sitting Room	38.7%	38.7%	0.0%	1.0
Window 67	Sitting Room	38.7%	38.7%	0.0%	1.0
Window 68	Sitting Room	38.4%	38.4%	0.0%	1.0
Window 69	Sitting Room	37.0%	37.0%	0.0%	1.0
Window 70	Sitting Room	35.0%	35.0%	0.0%	1.0
Window 71	Sitting Room	31.9%	31.9%	0.0%	1.0
First Floor					
Window 72	Dressing Room	37.5%	37.5%	0.0%	1.0
Window 73	Staircase	37.2%	36.7%	0.5%	0.99
Window 74	Bathroom/WC	37.6%	37.5%	0.1%	1.0
Window 75	Bathroom/WC	37.0%	24.8%	12.2%	0.67
Window 76	Bedroom	38.9%	38.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
12B Keats Grove, London NW3 2RN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Second Floor					
Window 77	Bedroom	39.5%	39.5%	0.0%	1.0
Window 78	Bedroom	39.3%	39.3%	0.0%	1.0
Window 79	Staircase	84.2%	84.2%	0.0%	1.0
Window 80	Bathroom/WC	39.3%	39.3%	0.0%	1.0
Window 81	Bedroom	38.9%	35.1%	3.8%	0.9
Window 82	Bedroom	39.6%	39.6%	0.0%	1.0

Appendix 2 - Daylight Distribution
12B Keats Grove, London NW3 2RN

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
12 Keats Grove					
Basement Floor					
Windows 28 to 37	Study\ Play Room	100%	100%	0.0%	1.0
Window 3	Bathroom/WC	100%	100%	0.0%	1.0
Windows 39 to 47	Bedroom	100%	100%	0.0%	1.0
Ground Floor					
Windows 48 to 54	Dining/Kitchen	100%	100%	0.0%	1.0
Window 5	Library	95%	95%	0.0%	1.0
Window 56	Staircase	69%	69%	0.0%	1.0
Window 5	Bathroom/WC	100%	100%	0.0%	1.0
Window 5	Boot Room	94%	92%	2.0%	0.98
Window 5	Domestic	71%	71%	0.0%	1.0
Windows 60 to 62	Entrance Hall	98%	98%	0.0%	1.0
Window 60 to 62	Staircase	78%	78%	0.0%	1.0
Windows 63 to 71	Sitting Room	100%	100%	0.0%	1.0
First Floor					
Window 7	Dressing Room	96%	96%	0.0%	1.0
Window 73	Staircase	74%	74%	0.0%	1.0
Windows 74 & 75	Bathroom/WC	100%	100%	0.0%	1.0
Window 7	Bedroom	98%	98%	0.0%	1.0
Second Floor					
Windows 77 & 78	Bedroom	89%	89%	0.0%	1.0
Window 79	Staircase	91%	91%	0.0%	1.0
Window 8	Bathroom/WC	90%	90%	0.0%	1.0
Windows 81 & 82	Bedroom	89%	89%	0.0%	1.0

Appendix 2 - Sunlight to Windows
12B Keats Grove, London NW3 2RN

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
14 Keats Grove									
Ground Floor									
Window 1	Domestic	69%	69%	0%	1.0	27%	27%	0%	1.0
Window 2	Domestic	88%	88%	0%	1.0	30%	30%	0%	1.0
Window 3	Domestic	69%	69%	0%	1.0	24%	24%	0%	1.0
Window 9	Domestic	40%	27%	13%	0.68	11%	10%	1%	0.91
Window 10	Domestic	42%	29%	13%	0.69	13%	12%	1%	0.92
Window 11	Domestic	40%	28%	12%	0.7	11%	10%	1%	0.91
Window 12	Domestic	41%	29%	12%	0.71	11%	10%	1%	0.91
Window 13	Domestic	43%	29%	14%	0.67	12%	10%	2%	0.83
Window 14	Domestic	44%	30%	14%	0.68	12%	9%	3%	0.75
First Floor									
Window 17	Domestic	70%	70%	0%	1.0	27%	27%	0%	1.0
Window 18	Domestic	88%	88%	0%	1.0	30%	30%	0%	1.0
Window 19	Domestic	69%	69%	0%	1.0	24%	24%	0%	1.0
Window 24	Domestic	57%	43%	14%	0.75	15%	12%	3%	0.8
Loft Floor									
Window 26	Domestic	87%	87%	0%	1.0	29%	29%	0%	1.0
12 Keats Grove									
Basement Floor									
Window 29	Study\ Play Room	64%	63%	1%	0.98	26%	25%	1%	0.96
Window 30	Study\ Play Room	72%	72%	0%	1.0	29%	29%	0%	1.0
Window 31	Study\ Play Room	76%	76%	0%	1.0	29%	29%	0%	1.0
Window 32	Study\ Play Room	83%	83%	0%	1.0	29%	29%	0%	1.0
Window 33	Study\ Play Room	85%	85%	0%	1.0	29%	29%	0%	1.0
Window 34	Study\ Play Room	84%	84%	0%	1.0	29%	29%	0%	1.0
Window 35	Study\ Play Room	75%	75%	0%	1.0	28%	28%	0%	1.0
Window 36	Study\ Play Room	70%	70%	0%	1.0	26%	26%	0%	1.0
Window 37	Study\ Play Room	64%	64%	0%	1.0	23%	23%	0%	1.0
Window 39	Bedroom	73%	72%	1%	0.99	26%	26%	0%	1.0
Window 40	Bedroom	79%	78%	1%	0.99	28%	28%	0%	1.0
Window 41	Bedroom	83%	82%	1%	0.99	28%	28%	0%	1.0
Window 42	Bedroom	85%	85%	0%	1.0	28%	28%	0%	1.0
Window 43	Bedroom	85%	85%	0%	1.0	28%	28%	0%	1.0
Window 44	Bedroom	80%	80%	0%	1.0	27%	27%	0%	1.0
Window 45	Bedroom	74%	73%	1%	0.99	28%	27%	1%	0.96
Window 46	Bedroom	66%	66%	0%	1.0	25%	25%	0%	1.0
Window 47	Bedroom	61%	61%	0%	1.0	23%	23%	0%	1.0

Appendix 2 - Sunlight to Windows
12B Keats Grove, London NW3 2RN

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Ground Floor									
Window 49	Dining/Kitchen	10%	7%	3%	0.7	0%	0%	0%	1.0
Window 52	Dining/Kitchen	56%	56%	0%	1.0	20%	20%	0%	1.0
Window 53	Dining/Kitchen	71%	71%	0%	1.0	26%	26%	0%	1.0
Window 54	Dining/Kitchen	76%	76%	0%	1.0	28%	28%	0%	1.0
Window 59	Domestic	17%	15%	2%	0.88	0%	0%	0%	1.0
Window 60	Entrance Hall	38%	33%	5%	0.87	18%	16%	2%	0.89
Window 61	Entrance Hall	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 62	Entrance Hall	62%	62%	0%	1.0	26%	26%	0%	1.0
Window 63	Sitting Room	76%	74%	2%	0.97	28%	28%	0%	1.0
Window 64	Sitting Room	82%	80%	2%	0.98	30%	30%	0%	1.0
Window 65	Sitting Room	86%	84%	2%	0.98	30%	30%	0%	1.0
Window 66	Sitting Room	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 67	Sitting Room	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 68	Sitting Room	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 69	Sitting Room	76%	76%	0%	1.0	28%	28%	0%	1.0
Window 70	Sitting Room	69%	69%	0%	1.0	25%	25%	0%	1.0
Window 71	Sitting Room	63%	63%	0%	1.0	23%	23%	0%	1.0
First Floor									
Window 75	Bathroom/WC	55%	36%	19%	0.65	19%	15%	4%	0.79
Window 76	Bedroom	89%	89%	0%	1.0	30%	30%	0%	1.0
Second Floor									
Window 81	Bedroom	57%	52%	5%	0.91	20%	18%	2%	0.9
Window 82	Bedroom	89%	89%	0%	1.0	30%	30%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
12B Keats Grove, London NW3 2RN

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
14 Keats Grove												
Ground Floor												
Garden 1	22.65	m2	18.16	m2	80%	18.16	m2	80%	0.0	m2	0%	1.0
Garden 2	81.17	m2	81.16	m2	100%	81.16	m2	100%	0.0	m2	0%	1.0
Garden 3	19.52	m2	14.12	m2	72%	14.12	m2	72%	0.0	m2	0%	1.0
Garden 4	206.64	m2	138.6	m2	67%	138.6	m2	67%	0.0	m2	0%	1.0
12 Keats Grove												
Ground Floor												
Garden 5	755.28	m2	636.22	m2	84%	606.58	m2	80%	29.64	m2	4%	0.95

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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