



waldrams

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05 April 2022

Miriam Baptist
London Borough of Camden
5 Pancras Square
c/o Town Hall
Judd Street
London WC1H 9JE

By email

Dear Miriam,

RE: 1-7 HARGRAVE PLACE (REF: 2022/0425/P) - DAYLIGHT & SUNLIGHT

I write in response to the planning objection submitted by Margaret Conroy in relation to the proposed development at 1-7 Hargrave Place. Waldrams provided a daylight and sunlight report (dated 18th January 2022) which assessed the impact of the proposed development following the methodology provided in the BRE Guidelines.

The objection states:

"No consideration has been given by the applicant to the detrimental impact of this extension on the closely neighbouring houses on Brecon Mews; said houses all have roof lights and lightwells at the rear to provide light and ventilation to the rooms at the back. The extra storey on Hargrave Place will block the daylight and sunlight to Brecon Mews..."

As noted by the objector, the only windows in the northern elevation of 5 to 7 Brecon Mews are rooflights that are positioned either nearly horizontally or at an angle of around 45° to the vertical. This is confirmed by the floorplan of 7 Brecon Mews obtained from local estate agent listings which shows no windows in the northern elevation (see image 1 on the following page). Given their orientation, these rooflights enjoy a far larger sky view than a standard vertically orientated window.

The BRE Guidelines recommend that the level of daylight received by windows is measured in terms of Vertical Sky Component (VSC) which is directly linked to the sky view available to a particular window. In our professional opinion, given the relatively small size of the proposed development and the large amount of sky view enjoyed by these rooflights, any potential daylight impact to these windows is likely to be very small and unnoticeable. All rooflights in 5-7 Brecon Mews are likely to retain well in excess of the 27% VSC daylight target value referred to in the BRE Guidelines with the proposal in place and so will remain well daylighted. These windows were not included within our daylight and sunlight report for this reason.



In sunlight terms, the proposed development is located almost directly north of 5-7 Brecon Mews. In the United Kingdom, the sun moves across the southern sky and so no material sunlight impact can be caused by the proposed development to Brecon Mews.

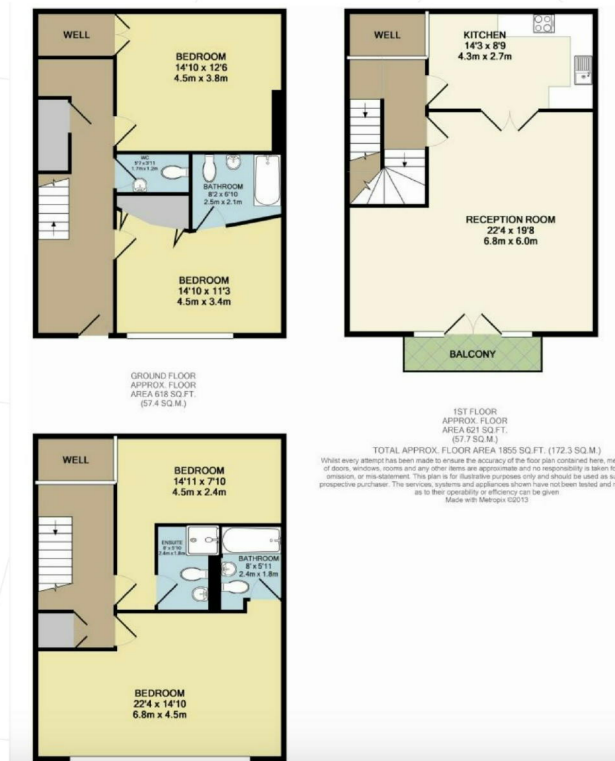


Image 1: Floorplan of 7 Brecon Mews (north/north-east approximately towards the top of the page i.e. 1-7 Hargrave Place)

Kind regards,

Director
Luke Wilson

