

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1362/P	Ross Cattell	15/08/2022 13:26:00	OBJ	<p>Please find text from a surveyor's report commissioned by the owners of 4 Parkhill Road. The original letter will be submitted to the planning office by email.</p> <p>Dear Sirs</p> <p>Planning Reference: 2021/1362/P Erection of a rear roof extension, raised parapet to front elevation, alterations to fenestration and installation of sliding vehicle gate to front boundary Coach House 4B Parkhill Road, London NW3 2YN</p> <p>We are instructed by the freehold owners of No.4 Parkhill Road and neighbours to the proposed works to No.4b to review the impact of the submitted proposals under planning reference 2021/1362/P. The proposed development presents our client with substantial concerns as the primary neighbour immediately to the north east of the development site.</p> <p>Our client's property is the immediately adjacent property to the north of No.4ba which is in residential use across, lower ground, ground, first and second floors with the rear of the property facing east. The proposed rear and roof extensions will cause our clients a considerable loss of daylight and sunlight to their habitable rooms and to direct sunlight received to the courtyard to the rear of their property. The proposal will result in a considerable impact on the day-to-day use of the rear bedroom and open plan living, kitchen, dining area at lower ground floor level. The small sunken garden to the rear at this level will also be substantially overshadowed by the proposed extension in the mornings before the sun passes behind the larger Village School buildings to the south of 4B later in the day. The proposals will also have an impact on the light received by the stairwell window which feeds light into the hallway and dining room beyond at ground floor. It is noted that the application is not accompanied by a daylight & sunlight report to demonstrate the effects which is a glaring omission and oversight to the application given the proximity to our client's property and scale of the proposals.</p> <p>This application cannot be definitively determined without the benefit of a suitably accurate daylight, sunlight and shadowing assessment of our client's property and garden illustrating the extent of impacts. Any such studies should be in accordance with the Building Research Establishment document 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'. Second Edition 2011</p> <p>Simple application of the 45o rule (see 2.2.14 to 2.2.17 of the BRE Guide) very quickly illustrates that the proposed extension will significantly contravene the BRE Guidance document.</p> <p>It should be noted that our client is quite clear that they will seek to resist any reduction of light which would contravene the BRE assessment criteria.</p> <p>It would appear quite clear that the proposal will not meet planning policy and will contravene Policy A1: Managing the impact of development of the Camden Local Plan 2017 which states</p> <p>"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.</p> <p>We will:</p> <p>a. seek to ensure that the amenity of communities, occupiers and neighbours is protected; ...</p> <p>The factors we will consider include:</p> <p>... f. sunlight, daylight and overshadowing;"</p> <p>Our client therefore strongly objects to these proposals which will contravene Policy A1 of the Camden Local Plan 2017 due to the impacts that will be felt in terms of access to natural light to habitable rooms as well as external garden amenity.</p> <p>In the possible event that this proposed development is given consent (against our clients wishes) they would also like to place on record their concern as to the potential loss of light and confirm that in no way do they</p>

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consent to this interference of any legal right of light that they hold over the development site and they fully reserve their position in respect of taking all necessary action to prevent the adverse effect upon their property in this regard.

Finally, our client is also concerned that the construction of the proposed extension is very close to the boundary of their property and it's difficult to see how this can safely be built without access onto their property. It should not be assumed that access will be granted to construct the proposed extension and any access without permission will be deemed trespass.

Yours faithfully

Delva Patman Redler LLP
