



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

8 April 2022

4 Lutton Terrace
London NW3 1HB

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Daniel Norsa Scott to undertake a daylight and sunlight assessment of the proposed development at 4 Lutton Terrace, London NW3 1HB.
- 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 residential properties at 1, 2 & 3 Lutton Terrace, 1 to 10 & 41 New Court and 43, 45, 47, 49, 51 & 53 Flask Walk.
- 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 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Hugh Cullum Architects Ltd

| | | |
|----------------|-----------------------------------|-------|
| LT004-E010 | As Existing Site Plan | Rev - |
| LT004-E101 | As Existing Ground Floor Plan | Rev - |
| LT004-E102 | As Existing First Floor Plan | Rev - |
| LT004-E103 | As Existing Loft Plan | Rev - |
| LT004-E104 | As Existing Roof Plan | Rev - |
| LT004-E200 | As Existing Section AA | Rev - |
| LT004-E201 | As Existing Section BB | Rev - |
| LT004-E202 | As Existing Section CC | Rev - |
| LT004-E203 | As Existing Section DD | Rev - |
| LT004-E210 | As Existing North East Elevation | Rev - |
| LT004-E211 | As Existing South East Elevation | Rev - |
| LT004-E212 | As Existing South West Elevation | Rev - |
| LT004-E213 | As Existing North West Elevation | Rev - |
| LT004-E220 | As Existing Context Section BB | Rev - |
| LT004-E221 | As Existing Context Section CC | Rev - |
| LT004-E222 | As Existing Context N-E Elevation | Rev - |
| LT004-P101 (E) | Proposed Ground Floor Plan | Rev E |
| LT004-P102 (D) | Proposed First Floor Plan | Rev D |
| LT004-P103 (D) | Proposed Second Floor Plan | Rev D |
| LT004-P104(A) | Proposed Roof Plan | Rev A |
| LT004-P200(B) | Proposed Section A-A | Rev B |
| LT004-P201(B) | Proposed Section B-B | Rev B |
| LT004-P202(B) | Proposed Section C-C | Rev B |
| LT004-P203(C) | Proposed Section D-D | Rev C |
| LT004-P204 (C) | Proposed Section E-E | Rev C |
| LT004-P210(A) | Proposed North-East Elevation | Rev A |
| LT004-P211(A) | Proposed South-East Elevation | Rev A |
| LT004-P212(B) | Proposed South-West Elevation | Rev B |
| LT004-P213 | Proposed North-West Elevation | Rev A |

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

1 Lutton Terrace:

| | | |
|-----------|--------------------------------------|-------|
| 003_P_100 | Lower Ground Floor - Existing | Rev B |
| 003_P_101 | Ground Floor - Existing | Rev A |
| 002_100 | Existing & Proposed 2nd & Roof Plans | Rev - |

1 to 10 New Court:

| | | |
|----------|-----------------------------------|--------|
| AL(2-)02 | Block Floor Plans: third - Fourth | Rev P1 |
| AL(2-)01 | Block Floor Plans: Ground - 2nd | Rev P1 |

2 Lutton Terrace:

| | | |
|-------------|----------------|-------|
| PA/2,3LT/01 | Proposed Plans | Rev - |
| PA/2,3LT/02 | Proposed Plans | Rev - |

3 Lutton Terrace:

| | | |
|-------------|----------------|-------|
| PA/2,3LT/01 | Proposed Plans | Rev - |
| PA/2,3LT/02 | Proposed Plans | Rev - |

41 New Court:

| | |
|--|-------|
| Proposed Floor Plans | Rev - |
| Existing/Proposed Roof Plans (Test Applied using Existing Plans) | Rev - |

43 Flask Walk:

| | | |
|--------|--------------------------------|-------|
| 716/2A | Proposed Shower Room 2nd Floor | Rev - |
|--------|--------------------------------|-------|

45 Flask Walk:

| | | |
|--------------|---------------------------------------|-------|
| 1050 APL 002 | Lower Ground Floor Plan as Proposed | Rev D |
| 1050 APL 001 | Ground Floor Plan as Proposed | Rev D |
| 1050 APL 003 | First & Second Floor Plan as Proposed | Rev E |
| 1050 APL 004 | Roof Plan as Proposed | Rev C |

47 Flask Walk:

| | | |
|------------|---------------------------------|-------|
| 4153-XP-03 | Existing & Proposed Ground Plan | Rev - |
|------------|---------------------------------|-------|

49 Flask Walk:

| | | |
|-------------|-------------------------------------|-------|
| 1802_PL_100 | Proposed Ground + First Floor Plans | Rev A |
| 1802_PL_101 | Proposed Second + Third Floor Plans | Rev B |

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1 Lutton Terrace:

| | |
|-------------|-------|
| Floor Plans | Rev - |
|-------------|-------|

51 Flask Walk:

| | | |
|-------|-------------------|-------|
| TP101 | Plans As Proposed | Rev B |
|-------|-------------------|-------|

53 Flask Walk:

Floor Plans

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 residential properties at 1, 2 & 3 Luton Terrace, 1 to 10 & 41 New Court and 43, 45, 47, 49, 51 & 53 Flask Walk.
- 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 All windows with a requirement for daylight pass the Vertical Sky Component test.

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.

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 with a requirement for sunlight 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

In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

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 and a site visit undertaken on 10 March 2022. We have not had access to 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



41 New Court

3 Lutton Terrace

2 Lutton Terrace

1 Lutton Terrace

4 Lutton Terrace

Proposed
Extension

1 to 10 New Court

53 Flask Walk

51 Flask Walk

49 Flask Walk

47 Flask Walk

45 Flask Walk

43 Flask Walk

Flask Walk



1 to 10 New Court

41 New Court

3 Lutton Terrace

2 Lutton Terrace

1 Lutton Terrace

Proposed
Extension

4 Lutton Terrace

47 Flask Walk

51 Flask Walk

49 Flask Walk

45 Flask Walk

43 Flask Walk

53 Flask Walk



1 Lutton Terrace

2 Lutton Terrace

3 Lutton Terrace

41 New Court

1 to 10 New Court

Proposed
Extension

4 Lutton Terrace

53 Flask Walk

51 Flask Walk

49 Flask Walk

47 Flask Walk

45 Flask Walk

43 Flask Walk



1 to 10 New Court

43 Flask Walk

45 Flask Walk

47 Flask Walk

49 Flask Walk

51 Flask Walk

53 Flask Walk

Proposed
Extension

4 Lutton
Terrace

1 Lutton Terrace

2 Lutton Terrace

3 Lutton Terrace

41 New Court



Flask Walk

51 Flask Walk

49 Flask Walk

43 Flask Walk

45 Flask Walk

47 Flask Walk

53 Flask Walk

1 Lutton Terrace

2 Lutton Terrace

3 Lutton Terrace

Proposed
Extension

1 to 10 New Court

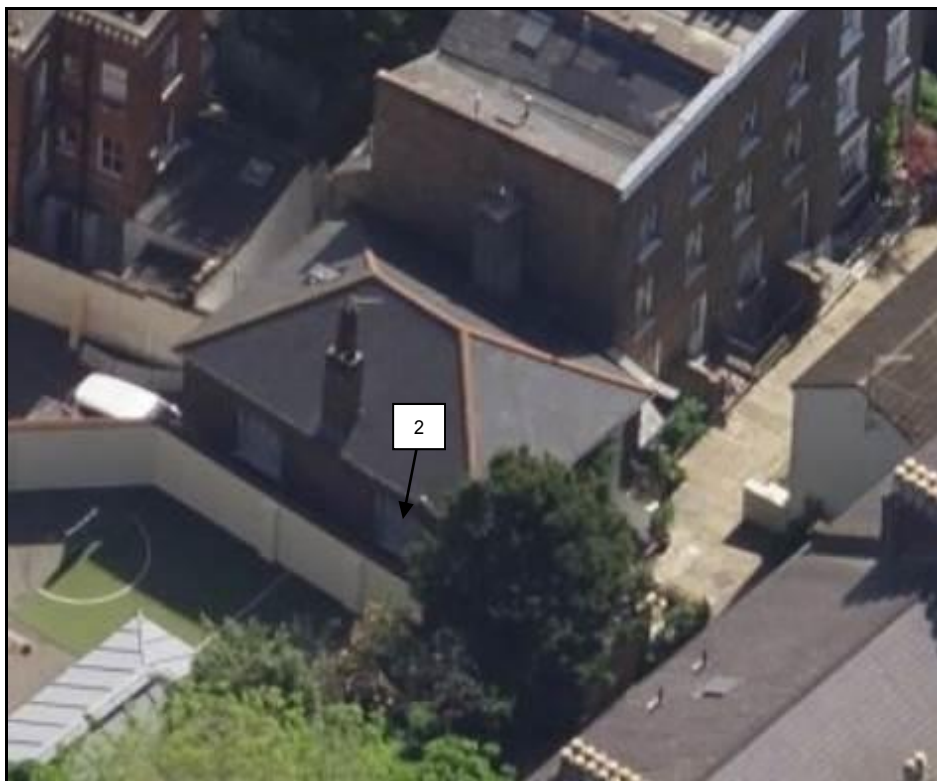
4 Lutton Terrace

41 New Court

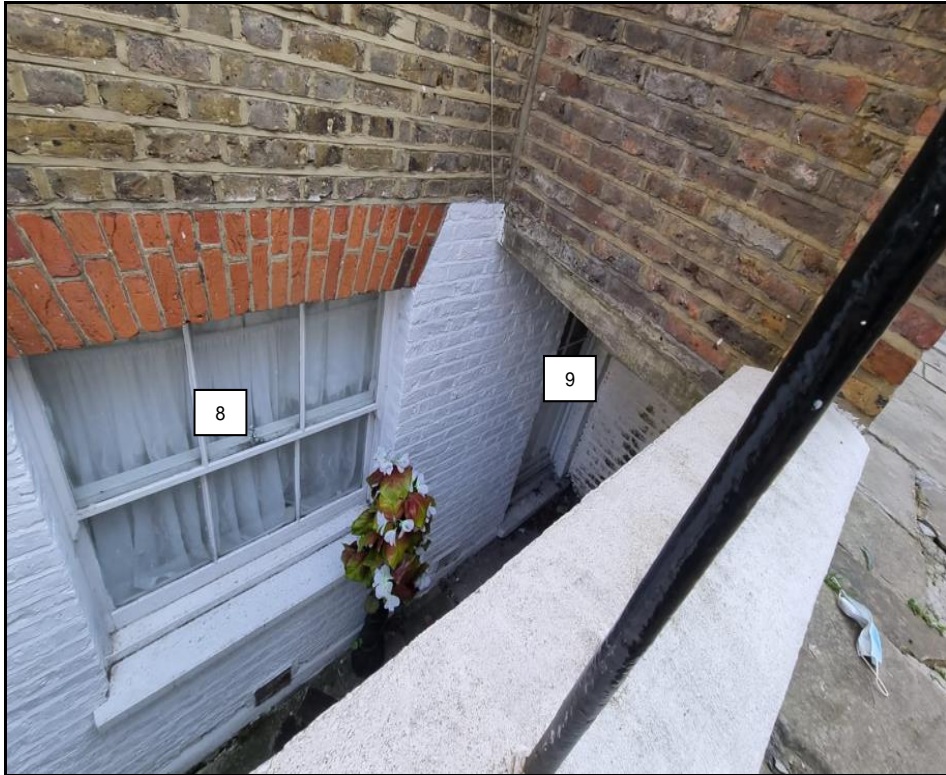
Neighbouring Windows



41 New Court



41 New Court



3 Lutton Terrace



3 Lutton Terrace



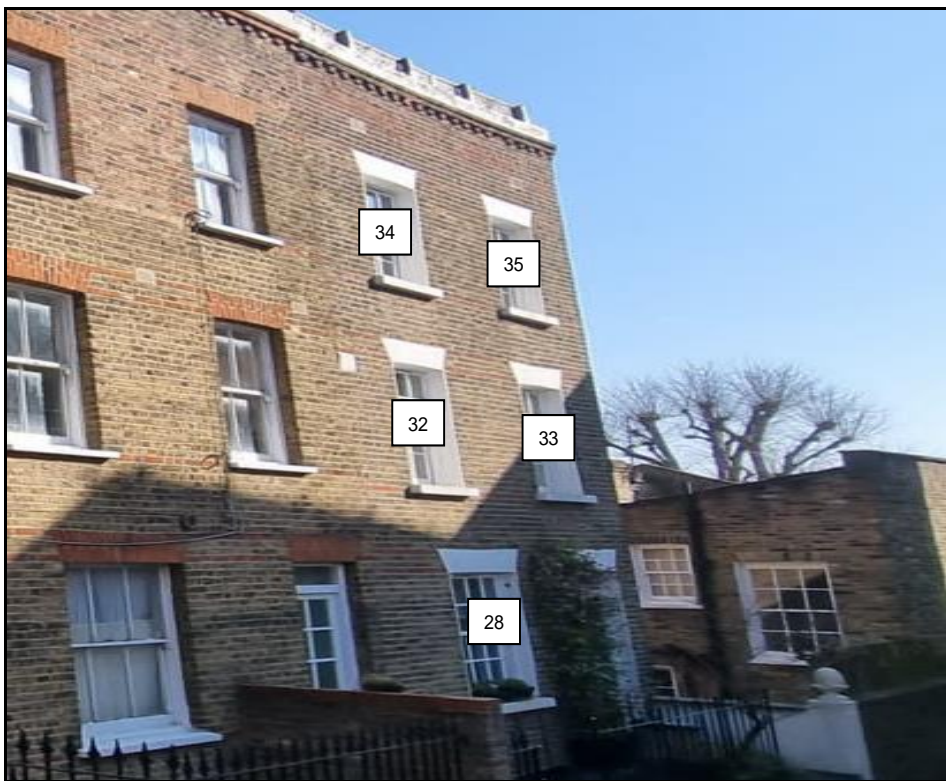
2 Lutton Terrace



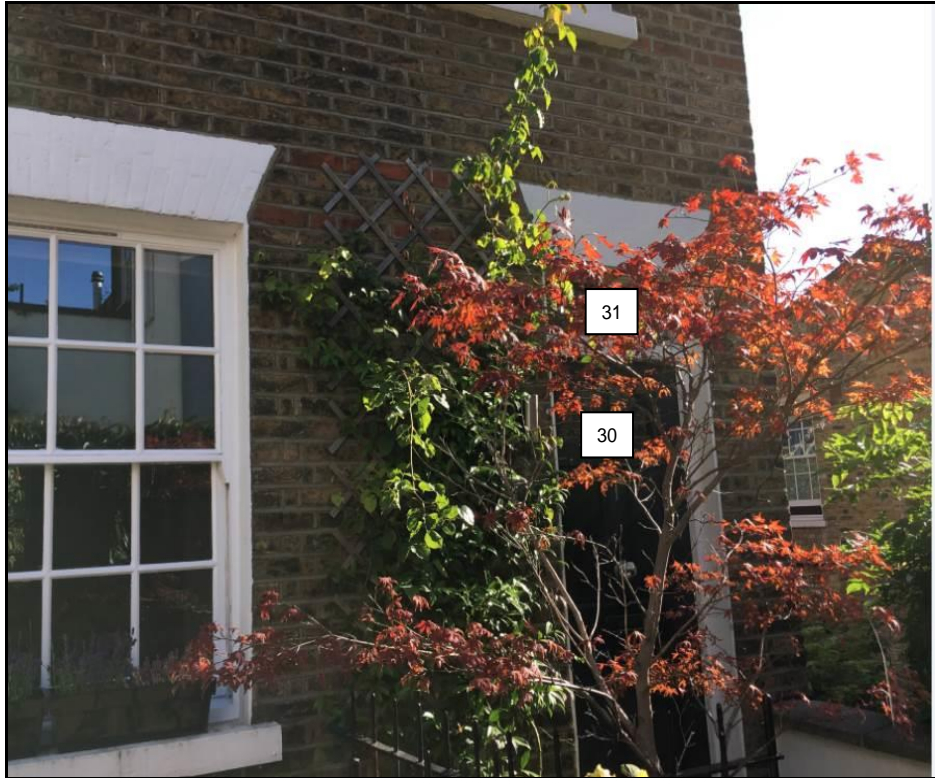
2 Lutton Terrace



1 Lutton Terrace



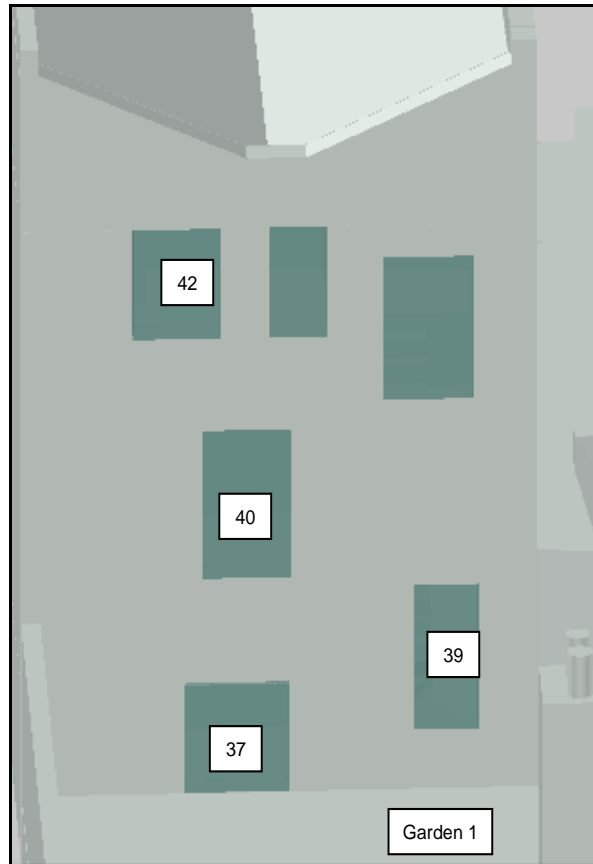
1 Lutton Terrace



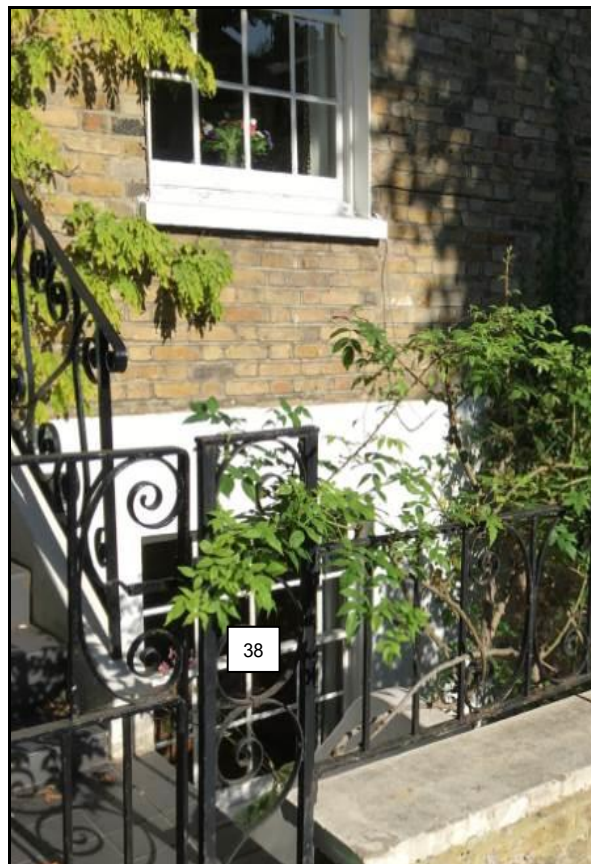
1 Lutton Terrace



1 Lutton Terrace



53 Flask Walk



53 Flask Walk



53 Flask Walk



51 Flask Walk



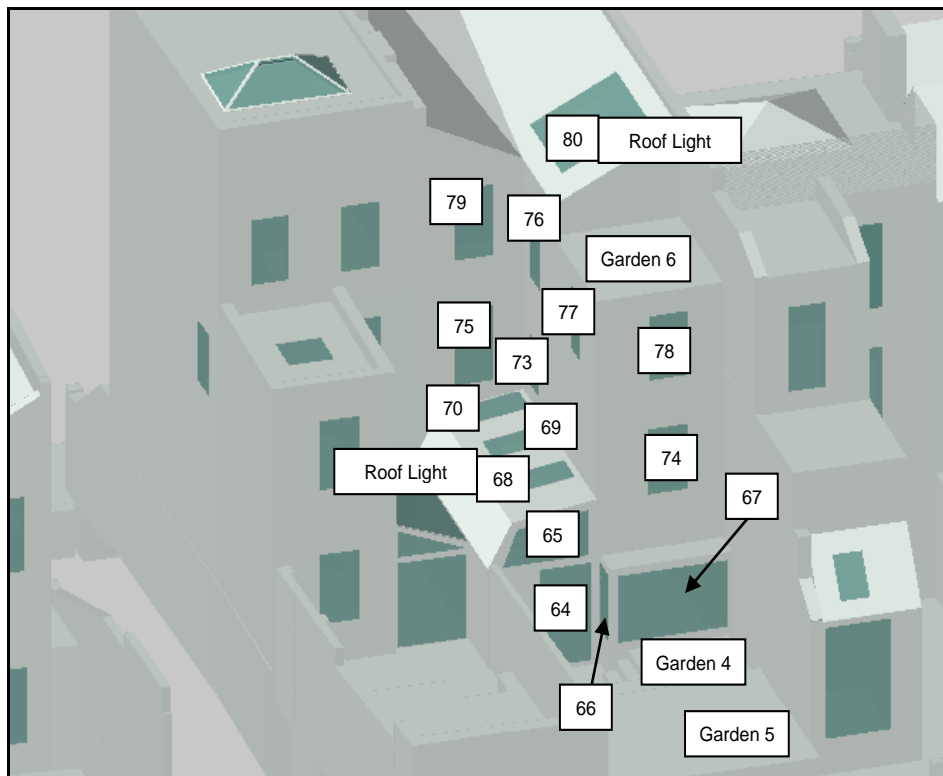
51 Flask Walk



51 Flask Walk



51 Flask Walk



49 Flask Walk



49 Flask Walk



47 Flask Walk



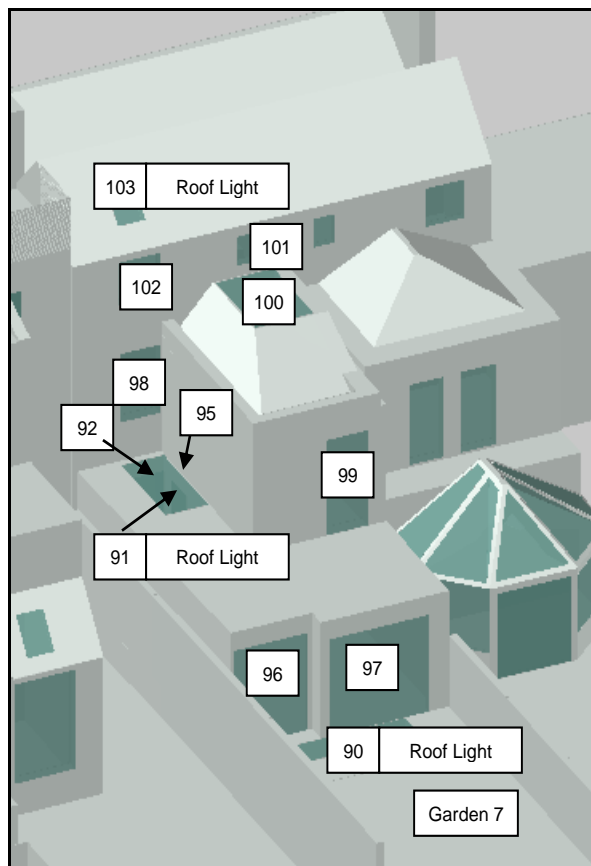
47 Flask Walk



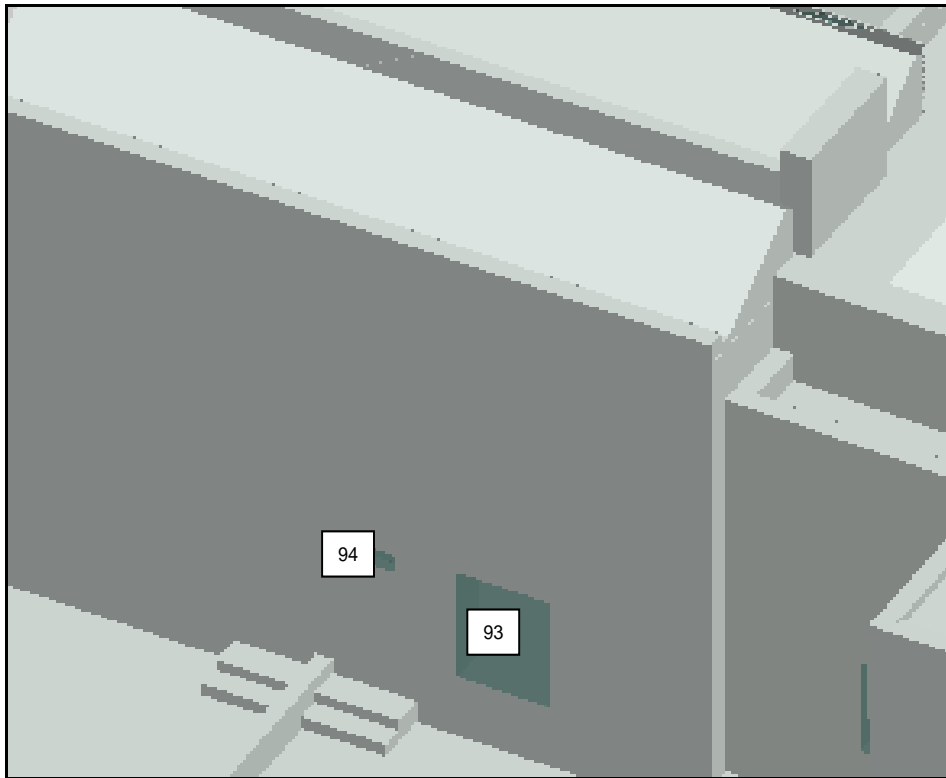
47 Flask Walk



47 Flask Walk



45 Flask Walk



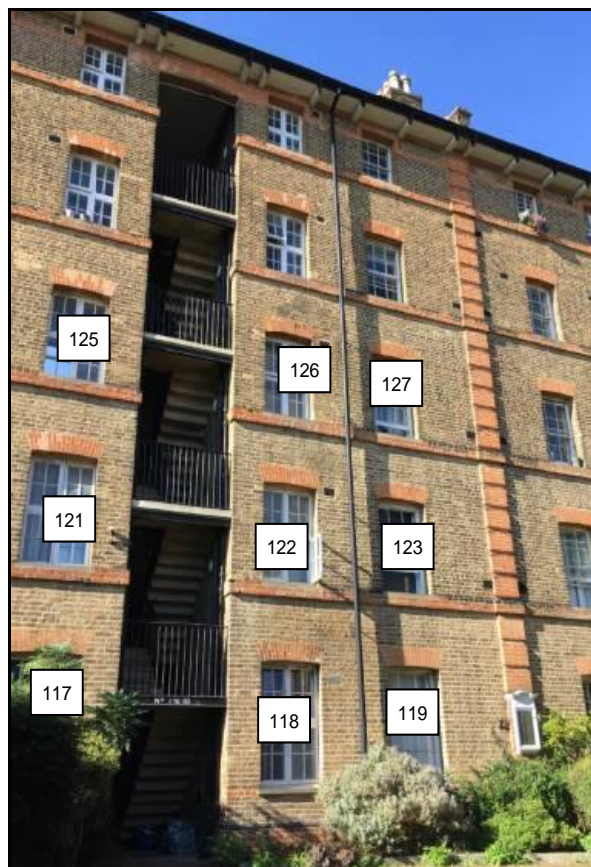
45 Flask Walk



43 Flask Walk



1 to 10 New Court



1 to 10 New Court



1 to 10 New Court

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Vertical Sky Component | | | |
|-------------------------|-----------------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>41 New Court</u> | | | | | |
| Ground Floor | | | | | |
| Window 1 | Living Room | 18.3% | 16.7% | 1.6% | 0.91 |
| Window 2 | Living Room | 24.8% | 24.8% | 0.0% | 1.0 |
| Window 3 | Hallway | 17.6% | 15.6% | 2.0% | 0.89 |
| Window 4 | Hallway | 17.4% | 15.4% | 2.0% | 0.89 |
| Window 5 | Hallway | 18.6% | 16.2% | 2.4% | 0.87 |
| Window 6 | Hallway | 67.3% | 66.7% | 0.6% | 0.99 |
| Window 7 | Bathroom/WC | 14.6% | 12.5% | 2.1% | 0.86 |
| <u>3 Lutton Terrace</u> | | | | | |
| Basement Floor | | | | | |
| Window 8 | Bedroom | 7.6% | 6.8% | 0.8% | 0.89 |
| Window 9 | Hallway | 0.0% | 0.0% | 0.0% | 1.0 |
| Ground Floor | | | | | |
| Window 10 | Living Room | 17.1% | 15.0% | 2.1% | 0.88 |
| Window 11 | Hallway | 19.0% | 17.0% | 2.0% | 0.89 |
| First Floor | | | | | |
| Window 12 | Living/Dining/Kitchen | 24.7% | 21.8% | 2.9% | 0.88 |
| Window 13 | Living/Dining/Kitchen | 25.5% | 22.9% | 2.6% | 0.9 |
| Second Floor | | | | | |
| Window 14 | Living Room | 31.1% | 28.9% | 2.2% | 0.93 |
| Window 15 | Living Room | 31.8% | 29.8% | 2.0% | 0.94 |
| <u>2 Lutton Terrace</u> | | | | | |
| Basement Floor | | | | | |
| Window 16 | Bedroom | 8.5% | 7.8% | 0.7% | 0.92 |
| Window 17 | Hallway | 0.5% | 0.5% | 0.0% | 1.0 |
| Ground Floor | | | | | |
| Window 18 | Living Room | 20.9% | 19.6% | 1.3% | 0.94 |
| Window 19 | Hallway | 22.6% | 21.7% | 0.9% | 0.96 |
| First Floor | | | | | |
| Window 20 | Living/Dining/Kitchen | 26.8% | 25.2% | 1.6% | 0.94 |
| Window 21 | Living/Dining/Kitchen | 28.2% | 27.2% | 1.0% | 0.96 |
| Second Floor | | | | | |
| Window 22 | Living Room | 32.4% | 30.9% | 1.5% | 0.95 |
| Window 23 | Living Room | 33.0% | 32.1% | 0.9% | 0.97 |

Appendix 2 - Vertical Sky Component

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Vertical Sky Component | | | |
|-------------------------|-----------------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>1 Lutton Terrace</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Window 24 | Dining/Kitchen | 5.6% | 5.6% | 0.0% | 1.0 |
| Window 25 | Dining/Kitchen | 6.1% | 6.1% | 0.0% | 1.0 |
| Window 26 | Dining/Kitchen | 5.4% | 5.3% | 0.1% | 0.98 |
| Window 27 | Dining/Kitchen | 0.4% | 0.4% | 0.0% | 1.0 |
| <u>Ground Floor</u> | | | | | |
| Window 28 | Reception Room | 22.4% | 21.7% | 0.7% | 0.97 |
| Window 29 | Reception Room | 28.7% | 28.7% | 0.0% | 1.0 |
| Window 30 | Hallway | 21.5% | 21.2% | 0.3% | 0.99 |
| Window 31 | Hallway | 22.4% | 22.2% | 0.2% | 0.99 |
| <u>First Floor</u> | | | | | |
| Window 32 | Bedroom | 28.3% | 27.7% | 0.6% | 0.98 |
| Window 33 | Bathroom/WC | 28.0% | 27.7% | 0.3% | 0.99 |
| <u>Second Floor</u> | | | | | |
| Window 34 | Bedroom | 33.1% | 32.6% | 0.5% | 0.98 |
| Window 35 | Bedroom | 33.0% | 32.8% | 0.2% | 0.99 |
| Window 36 | Bedroom | 36.8% | 36.8% | 0.0% | 1.0 |
| <u>53 Flask Walk</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Window 37 | Living/Dining/Kitchen | 10.5% | 10.4% | 0.1% | 0.99 |
| Window 38 | Living/Dining/Kitchen | 25.5% | 25.5% | 0.0% | 1.0 |
| Window 39 | Living/Dining/Kitchen | 12.1% | 12.1% | 0.0% | 1.0 |
| <u>Ground Floor</u> | | | | | |
| Window 40 | Bedroom | 15.4% | 15.4% | 0.0% | 1.0 |
| Window 41 | Landing | 18.6% | 18.6% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 42 | Bathroom/WC | 19.2% | 19.2% | 0.0% | 1.0 |
| Window 43 | Bathroom/WC | 18.9% | 18.9% | 0.0% | 1.0 |
| <u>51 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 44 | Living/Dining/Kitchen | 18.4% | 17.6% | 0.8% | 0.96 |
| Window 45 | Living/Dining/Kitchen | 17.3% | 16.0% | 1.3% | 0.92 |
| Window 46 | Living/Dining/Kitchen | 19.1% | 17.8% | 1.3% | 0.93 |
| Window 47 | Living/Dining/Kitchen | 27.7% | 27.2% | 0.5% | 0.98 |
| Window 48 | Living/Dining/Kitchen | 25.5% | 25.5% | 0.0% | 1.0 |
| Window 49 | Living/Dining/Kitchen | 28.6% | 28.6% | 0.0% | 1.0 |
| Window 50 | Living/Dining/Kitchen | 30.3% | 30.3% | 0.0% | 1.0 |

Appendix 2 - Vertical Sky Component

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Vertical Sky Component | | | |
|----------------------|-----------------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| Window 51 | Living/Dining/Kitchen | 31.3% | 31.3% | 0.0% | 1.0 |
| Window 52 | Living/Dining/Kitchen | 31.8% | 31.8% | 0.0% | 1.0 |
| Window 53 | Living/Dining/Kitchen | 29.6% | 29.6% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 54 | Bedroom | 24.8% | 24.1% | 0.7% | 0.97 |
| Window 55 | Bedroom | 76.6% | 76.6% | 0.0% | 1.0 |
| Window 56 | Landing | 33.2% | 33.2% | 0.0% | 1.0 |
| Window 57 | Bathroom/WC | 15.5% | 15.0% | 0.5% | 0.97 |
| <u>Second Floor</u> | | | | | |
| Window 58 | Landing | 31.6% | 31.6% | 0.0% | 1.0 |
| Window 59 | Bathroom/WC | 31.2% | 31.1% | 0.1% | 1.0 |
| Window 60 | Staircase | 87.4% | 87.4% | 0.0% | 1.0 |
| Window 61 | Staircase | 90.2% | 90.2% | 0.0% | 1.0 |
| Window 62 | Staircase | 88.5% | 88.5% | 0.0% | 1.0 |
| Window 63 | Staircase | 90.7% | 90.7% | 0.0% | 1.0 |
| <u>49 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 64 | Dining/Kitchen | 14.6% | 12.7% | 1.9% | 0.87 |
| Window 65 | Dining/Kitchen | 18.0% | 15.8% | 2.2% | 0.88 |
| Window 66 | Dining/Kitchen | 11.1% | 10.8% | 0.3% | 0.97 |
| Window 67 | Dining/Kitchen | 11.9% | 10.3% | 1.6% | 0.87 |
| Window 68 | Dining/Kitchen | 44.3% | 43.3% | 1.0% | 0.98 |
| Window 69 | Dining/Kitchen | 36.2% | 35.6% | 0.6% | 0.98 |
| Window 70 | Dining/Kitchen | 27.7% | 27.3% | 0.4% | 0.99 |
| Window 71 | Living/Hallway | 30.2% | 30.2% | 0.0% | 1.0 |
| Window 72 | Living/Hallway | 30.8% | 30.8% | 0.0% | 1.0 |
| Window 73 | Staircase | 15.6% | 15.5% | 0.1% | 0.99 |
| <u>First Floor</u> | | | | | |
| Window 74 | Bedroom | 18.1% | 15.6% | 2.5% | 0.86 |
| Window 75 | TV Area | 19.8% | 18.9% | 0.9% | 0.95 |
| Window 76 | Staircase | 22.8% | 22.8% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 77 | Bedroom | 30.9% | 30.6% | 0.3% | 0.99 |
| Window 78 | Bedroom | 22.6% | 21.3% | 1.3% | 0.94 |
| Window 79 | Bedroom | 27.5% | 27.4% | 0.1% | 1.0 |
| Window 80 | Staircase | 90.1% | 90.1% | 0.0% | 1.0 |
| <u>47 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 81 | Domestic | 14.1% | 13.3% | 0.8% | 0.94 |
| Window 82 | Domestic | 44.4% | 41.9% | 2.5% | 0.94 |

Appendix 2 - Vertical Sky Component

4 Luton Terrace, London NW3 1HB

| Reference | Room Use | Vertical Sky Component | | | |
|-----------------------|-----------------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| Window 83 | Domestic | 9.3% | 9.3% | 0.0% | 1.0 |
| Window 84 | Domestic | 18.9% | 18.9% | 0.0% | 1.0 |
| Window 85 | Domestic | 24.1% | 24.1% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 86 | Domestic | 25.8% | 25.8% | 0.0% | 1.0 |
| Window 87 | Domestic | 16.5% | 16.5% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 88 | Domestic | 30.2% | 29.8% | 0.4% | 0.99 |
| Window 89 | Domestic | 23.0% | 23.0% | 0.0% | 1.0 |
| <u>45 Flask Walk</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Window 90 | Study | 41.6% | 41.3% | 0.3% | 0.99 |
| Window 91 | Staircase | 29.7% | 29.5% | 0.2% | 0.99 |
| <u>Ground Floor</u> | | | | | |
| Window 92 | Living/Dining/Kitchen | 5.4% | 5.4% | 0.0% | 1.0 |
| Window 93 | Living/Dining/Kitchen | 30.2% | 30.2% | 0.0% | 1.0 |
| Window 94 | Living/Dining/Kitchen | 31.8% | 31.8% | 0.0% | 1.0 |
| Window 95 | Bathroom/WC | 6.8% | 6.8% | 0.0% | 1.0 |
| Window 96 | Living/Dining/Kitchen | 16.8% | 16.1% | 0.7% | 0.96 |
| Window 97 | Living/Dining/Kitchen | 18.1% | 17.6% | 0.5% | 0.97 |
| <u>First Floor</u> | | | | | |
| Window 98 | Bedroom | 16.4% | 16.1% | 0.3% | 0.98 |
| Window 99 | Bedroom | 26.9% | 26.6% | 0.3% | 0.99 |
| Window 100 | Bathroom/WC | 84.0% | 84.0% | 0.0% | 1.0 |
| Window 101 | Staircase | 33.0% | 33.0% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 102 | Study | 31.8% | 31.8% | 0.0% | 1.0 |
| Window 103 | Study | 78.9% | 78.9% | 0.0% | 1.0 |
| <u>43 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 104 | Domestic | 7.4% | 7.4% | 0.0% | 1.0 |
| Window 105 | Domestic | 21.4% | 21.2% | 0.2% | 0.99 |
| Window 106 | Domestic | 27.8% | 27.8% | 0.0% | 1.0 |
| Window 107 | Domestic | 58.5% | 58.2% | 0.3% | 0.99 |
| Window 108 | Domestic | 66.3% | 65.9% | 0.4% | 0.99 |
| Window 109 | Domestic | 70.4% | 70.1% | 0.3% | 1.0 |
| Window 110 | Domestic | 72.1% | 72.1% | 0.0% | 1.0 |
| Window 111 | Domestic | 67.1% | 67.1% | 0.0% | 1.0 |

Appendix 2 - Vertical Sky Component

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Vertical Sky Component | | | |
|--------------------------|-------------|------------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>First Floor</u> | | | | | |
| Window 112 | Domestic | 26.9% | 26.9% | 0.0% | 1.0 |
| Window 113 | Domestic | 28.7% | 28.7% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 114 | Bedroom | 33.6% | 33.6% | 0.0% | 1.0 |
| Window 115 | Staircase | 34.0% | 34.0% | 0.0% | 1.0 |
| <u>1 to 10 New Court</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 116 | Bedroom | 29.3% | 26.4% | 2.9% | 0.9 |
| Window 117 | Bedroom | 30.1% | 28.1% | 2.0% | 0.93 |
| Window 118 | Bathroom/WC | 31.0% | 30.1% | 0.9% | 0.97 |
| Window 119 | Bedroom | 31.4% | 30.7% | 0.7% | 0.98 |
| <u>First Floor</u> | | | | | |
| Window 120 | Bedroom | 34.7% | 32.8% | 1.9% | 0.95 |
| Window 121 | Bedroom | 34.6% | 33.5% | 1.1% | 0.97 |
| Window 122 | Bathroom/WC | 34.6% | 34.1% | 0.5% | 0.99 |
| Window 123 | Bedroom | 34.5% | 34.2% | 0.3% | 0.99 |
| <u>Second Floor</u> | | | | | |
| Window 124 | Bedroom | 37.3% | 37.3% | 0.0% | 1.0 |
| Window 125 | Bedroom | 37.1% | 37.1% | 0.0% | 1.0 |
| Window 126 | Bathroom/WC | 36.7% | 36.7% | 0.0% | 1.0 |
| Window 127 | Bedroom | 36.5% | 36.5% | 0.0% | 1.0 |

Appendix 2 - Daylight Distribution

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Daylight Distribution | | | |
|-------------------------|-----------------------|-----------------------|-------|-------|-------|
| | | Before | After | Loss | Ratio |
| <u>41 New Court</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 1 & 2 | Living Room | 99% | 98% | 1.0% | 0.99 |
| Windows 3 to 6 | Hallway | 100% | 100% | 0.0% | 1.0 |
| Window 3 to 6 | Staircase | 97% | 97% | 0.0% | 1.0 |
| Window 7 | Bathroom/WC | 79% | 74% | 5.0% | 0.94 |
| <u>3 Lutton Terrace</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Window 8 | Bedroom | 21% | 21% | 0.0% | 1.0 |
| Window 9 | Hallway | 3% | 3% | 0.0% | 1.0 |
| <u>Ground Floor</u> | | | | | |
| Window 10 | Living Room | 63% | 50% | 12.9% | 0.8 |
| Window 11 | Hallway | 57% | 42% | 15.0% | 0.74 |
| <u>First Floor</u> | | | | | |
| Windows 12 & 13 | Living/Dining/Kitchen | 96% | 92% | 4.0% | 0.96 |
| <u>Second Floor</u> | | | | | |
| Windows 14 & 15 | Living Room | 98% | 98% | 0.0% | 1.0 |
| <u>2 Lutton Terrace</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Window 16 | Bedroom | 28% | 28% | 0.0% | 1.0 |
| Window 17 | Hallway | 4% | 3% | 1.0% | 0.75 |
| <u>Ground Floor</u> | | | | | |
| Window 18 | Living Room | 82% | 79% | 3.0% | 0.96 |
| Window 19 | Hallway | 99% | 99% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Windows 20 & 21 | Living/Dining/Kitchen | 97% | 96% | 1.0% | 0.99 |
| <u>Second Floor</u> | | | | | |
| Windows 22 & 23 | Living Room | 98% | 98% | 0.0% | 1.0 |
| <u>1 Lutton Terrace</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Windows 24 to 27 | Dining/Kitchen | 4% | 4% | 0.0% | 1.0 |

Appendix 2 - Daylight Distribution

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Daylight Distribution | | | |
|-------------------------------|-----------------------|-----------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>Ground Floor</u> | | | | | |
| Windows 28 & 29 | Reception Room | 98% | 98% | 0.0% | 1.0 |
| Windows 30 & 31 | Hallway | 75% | 75% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 32 | Bedroom | 96% | 96% | 0.0% | 1.0 |
| Window 33 | Bathroom/WC | 99% | 99% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Windows 34 to 36 | Bedroom | 99% | 99% | 0.0% | 1.0 |
| <u>53 Flask Walk</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Windows 37 to 39 | Living/Dining/Kitchen | 70% | 70% | 0.0% | 1.0 |
| <u>Ground Floor</u> | | | | | |
| Window 40 | Bedroom | 65% | 65% | 0.0% | 1.0 |
| Windows 39 & 41 | Landing | 60% | 60% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Windows 42 & 43 | Bathroom/WC | 92% | 92% | 0.0% | 1.0 |
| Window 41 | Landing | 42% | 42% | 0.0% | 1.0 |
| <u>51 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 44 to 53 | Living/Dining/Kitchen | 86% | 85% | 1.0% | 0.99 |
| <u>First Floor</u> | | | | | |
| Windows 54 & 55 | Bedroom | 99% | 99% | 0.0% | 1.0 |
| Window 56 | Landing | 82% | 82% | 0.0% | 1.0 |
| Window 57 | Bathroom/WC | 98% | 98% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 58 | Landing | 96% | 96% | 0.0% | 1.0 |
| Window 59 | Bathroom/WC | 100% | 100% | 0.0% | 1.0 |
| <u>Second Floor Mezzanine</u> | | | | | |
| Windows 60 to 63 | Dressing | 100% | 100% | 0.0% | 1.0 |
| <u>49 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 64 to 70 | Dining/Kitchen | 100% | 100% | 0.0% | 1.0 |
| Windows 71 & 72 | Living/Hallway | 87% | 87% | 0.0% | 1.0 |

Appendix 2 - Daylight Distribution

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Daylight Distribution | | | |
|-----------------------|-----------------------|-----------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>First Floor</u> | | | | | |
| Window 74 | Bedroom | 75% | 72% | 3.0% | 0.96 |
| Window 75 | TV Area | 96% | 96% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Windows 77 & 78 | Bedroom | 92% | 92% | 0.0% | 1.0 |
| Window 79 | Bedroom | 99% | 99% | 0.0% | 1.0 |
| <u>47 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 81 & 82 | Domestic | 100% | 100% | 0.0% | 1.0 |
| Windows 83 to 85 | Domestic | 93% | 93% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 86 | Domestic | 98% | 98% | 0.0% | 1.0 |
| Window 87 | Domestic | 75% | 75% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 88 | Domestic | 88% | 88% | 0.0% | 1.0 |
| Window 89 | Domestic | 81% | 81% | 0.0% | 1.0 |
| <u>45 Flask Walk</u> | | | | | |
| <u>Basement Floor</u> | | | | | |
| Window 90 | Study | 100% | 100% | 0.0% | 1.0 |
| <u>Ground Floor</u> | | | | | |
| Windows 92 to 94 | Living/Dining/Kitchen | 91% | 91% | 0.0% | 1.0 |
| Window 95 | Bathroom/WC | 51% | 51% | 0.0% | 1.0 |
| Windows 96 & 97 | Living/Dining/Kitchen | 99% | 99% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 98 | Bedroom | 89% | 89% | 0.0% | 1.0 |
| Window 99 | Bedroom | 90% | 90% | 0.0% | 1.0 |
| Window 100 | Bathroom/WC | 97% | 97% | 0.0% | 1.0 |
| Window 101 | Staircase | 50% | 50% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Windows 102 & 103 | Study | 100% | 100% | 0.0% | 1.0 |
| <u>43 Flask Walk</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Windows 104 to 111 | Domestic | 100% | 100% | 0.0% | 1.0 |

Appendix 2 - Daylight Distribution

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Daylight Distribution | | | |
|--------------------------|-------------|-----------------------|-------|------|-------|
| | | Before | After | Loss | Ratio |
| <u>First Floor</u> | | | | | |
| Windows 112 & 113 | Domestic | 97% | 97% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 114 | Bedroom | 74% | 74% | 0.0% | 1.0 |
| <u>1 to 10 New Court</u> | | | | | |
| <u>Ground Floor</u> | | | | | |
| Window 116 | Bedroom | 91% | 90% | 1.0% | 0.99 |
| Window 117 | Bedroom | 93% | 93% | 0.0% | 1.0 |
| Window 118 | Bathroom/WC | 96% | 96% | 0.0% | 1.0 |
| Window 119 | Bedroom | 93% | 93% | 0.0% | 1.0 |
| <u>First Floor</u> | | | | | |
| Window 120 | Bedroom | 93% | 93% | 0.0% | 1.0 |
| Window 121 | Bedroom | 96% | 96% | 0.0% | 1.0 |
| Window 122 | Bathroom/WC | 98% | 98% | 0.0% | 1.0 |
| Window 123 | Bedroom | 93% | 93% | 0.0% | 1.0 |
| <u>Second Floor</u> | | | | | |
| Window 124 | Bedroom | 92% | 92% | 0.0% | 1.0 |
| Window 125 | Bedroom | 94% | 94% | 0.0% | 1.0 |
| Window 126 | Bathroom/WC | 95% | 95% | 0.0% | 1.0 |
| Window 127 | Bedroom | 93% | 93% | 0.0% | 1.0 |

Appendix 2 - Sunlight to Windows

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|------------------|-----------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| 41 New Court | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 1 | Living Room | 36% | 33% | 3% | 0.92 | 11% | 8% | 3% | 0.73 |
| Window 3 | Hallway | 34% | 29% | 5% | 0.85 | 8% | 5% | 3% | 0.63 |
| Window 4 | Hallway | 34% | 31% | 3% | 0.91 | 7% | 5% | 2% | 0.71 |
| Window 5 | Hallway | 35% | 28% | 7% | 0.8 | 13% | 6% | 7% | 0.46 |
| Window 6 | Hallway | 49% | 45% | 4% | 0.92 | 16% | 12% | 4% | 0.75 |
| Window 7 | Bathroom/WC | 32% | 26% | 6% | 0.81 | 5% | 4% | 1% | 0.8 |
| 3 Lutton Terrace | | | | | | | | | |
| Basement Floor | | | | | | | | | |
| Window 8 | Bedroom | 11% | 10% | 1% | 0.91 | 0% | 0% | 0% | 1.0 |
| Window 9 | Hallway | 0% | 0% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| Ground Floor | | | | | | | | | |
| Window 10 | Living Room | 36% | 33% | 3% | 0.92 | 6% | 6% | 0% | 1.0 |
| Window 11 | Hallway | 41% | 35% | 6% | 0.85 | 7% | 6% | 1% | 0.86 |
| First Floor | | | | | | | | | |
| Window 12 | Living/Dining/Kitchen | 57% | 54% | 3% | 0.95 | 18% | 15% | 3% | 0.83 |
| Window 13 | Living/Dining/Kitchen | 58% | 55% | 3% | 0.95 | 19% | 16% | 3% | 0.84 |
| Second Floor | | | | | | | | | |
| Window 14 | Living Room | 65% | 64% | 1% | 0.98 | 22% | 21% | 1% | 0.95 |
| Window 15 | Living Room | 65% | 64% | 1% | 0.98 | 23% | 22% | 1% | 0.96 |
| 2 Lutton Terrace | | | | | | | | | |
| Basement Floor | | | | | | | | | |
| Window 16 | Bedroom | 10% | 9% | 1% | 0.9 | 0% | 0% | 0% | 1.0 |
| Window 17 | Hallway | 0% | 0% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| Ground Floor | | | | | | | | | |
| Window 18 | Living Room | 46% | 43% | 3% | 0.93 | 12% | 12% | 0% | 1.0 |
| Window 19 | Hallway | 44% | 42% | 2% | 0.95 | 9% | 9% | 0% | 1.0 |
| First Floor | | | | | | | | | |
| Window 20 | Living/Dining/Kitchen | 59% | 58% | 1% | 0.98 | 19% | 18% | 1% | 0.95 |
| Window 21 | Living/Dining/Kitchen | 59% | 56% | 3% | 0.95 | 18% | 16% | 2% | 0.89 |
| Second Floor | | | | | | | | | |
| Window 22 | Living Room | 69% | 67% | 2% | 0.97 | 26% | 24% | 2% | 0.92 |
| Window 23 | Living Room | 69% | 68% | 1% | 0.99 | 26% | 25% | 1% | 0.96 |

Appendix 2 - Sunlight to Windows

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|-------------------------|-----------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| <u>1 Lutton Terrace</u> | | | | | | | | | |
| <u>Basement Floor</u> | | | | | | | | | |
| Window 24 | Dining/Kitchen | 8% | 8% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| Window 25 | Dining/Kitchen | 10% | 10% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| Window 26 | Dining/Kitchen | 5% | 5% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| Window 27 | Dining/Kitchen | 4% | 4% | 0% | 1.0 | 2% | 2% | 0% | 1.0 |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 28 | Reception Room | 45% | 42% | 3% | 0.93 | 8% | 8% | 0% | 1.0 |
| Window 30 | Hallway | 43% | 42% | 1% | 0.98 | 6% | 6% | 0% | 1.0 |
| Window 31 | Hallway | 46% | 46% | 0% | 1.0 | 8% | 8% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 32 | Bedroom | 59% | 59% | 0% | 1.0 | 18% | 18% | 0% | 1.0 |
| Window 33 | Bathroom/WC | 55% | 55% | 0% | 1.0 | 14% | 14% | 0% | 1.0 |
| <u>Second Floor</u> | | | | | | | | | |
| Window 34 | Bedroom | 70% | 70% | 0% | 1.0 | 26% | 26% | 0% | 1.0 |
| Window 35 | Bedroom | 68% | 68% | 0% | 1.0 | 23% | 23% | 0% | 1.0 |
| Window 36 | Bedroom | 67% | 67% | 0% | 1.0 | 22% | 22% | 0% | 1.0 |
| <u>53 Flask Walk</u> | | | | | | | | | |
| <u>Basement Floor</u> | | | | | | | | | |
| Window 38 | Living/Dining/Kitchen | 49% | 49% | 0% | 1.0 | 8% | 8% | 0% | 1.0 |
| <u>51 Flask Walk</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 47 | Living/Dining/Kitchen | 1% | 1% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| Window 48 | Living/Dining/Kitchen | 54% | 54% | 0% | 1.0 | 15% | 15% | 0% | 1.0 |
| Window 49 | Living/Dining/Kitchen | 59% | 59% | 0% | 1.0 | 15% | 15% | 0% | 1.0 |
| Window 50 | Living/Dining/Kitchen | 60% | 60% | 0% | 1.0 | 15% | 15% | 0% | 1.0 |
| Window 51 | Living/Dining/Kitchen | 56% | 56% | 0% | 1.0 | 13% | 13% | 0% | 1.0 |
| Window 52 | Living/Dining/Kitchen | 44% | 44% | 0% | 1.0 | 7% | 7% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 55 | Bedroom | 37% | 37% | 0% | 1.0 | 3% | 3% | 0% | 1.0 |
| <u>Second Floor</u> | | | | | | | | | |
| Window 61 | Staircase | 89% | 89% | 0% | 1.0 | 29% | 29% | 0% | 1.0 |
| Window 62 | Staircase | 89% | 89% | 0% | 1.0 | 27% | 27% | 0% | 1.0 |

Appendix 2 - Sunlight to Windows

4 Lutton Terrace, London NW3 1HB

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|-------------------------------|-----------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| <u>Second Floor Mezzanine</u> | | | | | | | | | |
| <u>49 Flask Walk</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 71 | Living/Hallway | 59% | 59% | 0% | 1.0 | 14% | 14% | 0% | 1.0 |
| Window 72 | Living/Hallway | 62% | 62% | 0% | 1.0 | 17% | 17% | 0% | 1.0 |
| <u>47 Flask Walk</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 84 | Domestic | 44% | 44% | 0% | 1.0 | 16% | 16% | 0% | 1.0 |
| Window 85 | Domestic | 51% | 51% | 0% | 1.0 | 18% | 18% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 86 | Domestic | 47% | 47% | 0% | 1.0 | 11% | 11% | 0% | 1.0 |
| <u>45 Flask Walk</u> | | | | | | | | | |
| <u>Basement Floor</u> | | | | | | | | | |
| Window 90 | Study | 20% | 20% | 0% | 1.0 | 1% | 1% | 0% | 1.0 |
| Window 91 | Staircase | 0% | 0% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 93 | Living/Dining/Kitchen | 59% | 59% | 0% | 1.0 | 16% | 16% | 0% | 1.0 |
| Window 94 | Living/Dining/Kitchen | 59% | 59% | 0% | 1.0 | 16% | 16% | 0% | 1.0 |
| <u>First Floor</u> | | | | | | | | | |
| Window 100 | Bathroom/WC | 59% | 59% | 0% | 1.0 | 13% | 13% | 0% | 1.0 |
| <u>43 Flask Walk</u> | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | |
| Window 106 | Domestic | 40% | 40% | 0% | 1.0 | 9% | 9% | 0% | 1.0 |
| Window 110 | Domestic | 56% | 56% | 0% | 1.0 | 14% | 14% | 0% | 1.0 |
| Window 111 | Domestic | 51% | 51% | 0% | 1.0 | 13% | 13% | 0% | 1.0 |

Appendix 2 - Overshadowing to Gardens and Open Spaces
4 Lutton Terrace, London NW3 1HB






| Reference | Total Area | | Area receiving at least two hours of sunlight on 21st March | | | | | | | | | |
|--------------------------|------------|----|---|----|-------|--------|------|-----|-------|----|-----|------|
| | | | Before | | After | | Loss | | Ratio | | | |
| <u>1 to 10 New Court</u> | | | | | | | | | | | | |
| <u>Ground Floor</u> | | | | | | | | | | | | |
| Garden 9 | 492.52 | m2 | 384.82 | m2 | 78% | 333.38 | m2 | 68% | 51.44 | m2 | 10% | 0.87 |

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.
-  Neighbouring Gardens and Amenity Areas

G9

4 Lutton Terrace

Proposed Extension

1 to 10 New Court

53 Flask Walk

51 Flask Walk

49 Flask Walk

45 Flask Walk

43 Flask Walk

Flask Walk

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



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