



Camden Council
Planning Service / Development Management
Camden Town Hall
Judd Street
London
WC1H 9JE

For the attention of Mr E Hodgson
By email only

Our ref. 2011/H

4th October 2022

Dear Mr Hodgson,

Proposed Development at 6 WEDDERBURN ROAD, LONDON NW3 5QE
PROPOSALS: *Erection of a ground floor rear extension*
APPLICATION No: 2022/2867/P

We write in respect of the planning application (planning ref. 2022/2867/P), at 6 Wedderburn Road, London NW3.

We have been provided copy of correspondence from Smith Jenkins dated 21st September 2022 and accordingly, respond to the comments within the section on 'sunlight and daylight' (pages 3 & 4 refers).

The analysis review of daylight & sunlight for the planning submission was undertaken and presented within Schroeders Begg Daylight & Sunlight report dated March 2022 (ref 2011/H rev-). The report states that the 2011 edition of the BRE Guide 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' was utilised which was the relevant BRE Guide edition at that time.

The correspondence from Smith Jenkins appears to go to great lengths that given the BRE Guide was revised in June 2022 (3rd edition), the Daylight and Sunlight report dated March 2022 submitted as part of the application, should be updated.

It would appear that Smith Jenkins are not aware as to what aspects of the BRE Guide have changed but in summary, the methodology for analysis review of the impact of a proposal upon daylight and sunlight to neighbouring properties remains effectively

the same as within the new BRE Guide 2022 when compared to that of the former BRE Guide 2011. Thus there is not a need to update any of the analysis review within Schroeders Begg Daylight & Sunlight report dated March 2022 (ref 2011/H rev-). (As background, the methodology for self-test review is the aspect which has substantially changed within the new BRE Guide, which has nothing to do with impact upon neighbouring properties).

Accordingly, the conclusion within the executive summary of Schroeders Begg Daylight & Sunlight report dated March 2022, would remain the same in that;

‘Therefore, we conclude that the impact of the proposal upon daylight and sunlight to the applicable neighbouring No.4 Wedderburn Road readily meets the BRE Guide default target / appropriate interpretation of analysis, and on this basis, should be considered acceptable’ (para. 1.5).

Turning to the second point on daylight and sunlight raised by Smith Jenkins, that sunlight review should be undertaken ‘external garden areas’. The BRE Guide analytical review is for consideration of sunlight to an applicable amenity area which in the case of residential is ordinarily, the rear garden. However, it is evident that given the relatively large area of the neighbouring rear garden to No. 4 Wedderburn Road extending away from the house, a limited single storey proposed extension to the rear and to the ‘northern side’ of the application existing 3 storey dwelling (plus pitched roof), such a proposal will make effectively no difference to the BRE Guide review ‘2 hour test’ availability of sunlight to the rear garden amenity of No. 4 Wedderburn Road at the 21st March standard test date. Accordingly, it was not considered meaningful to review.

Notwithstanding the aforementioned statement, we have undertaken the BRE Guide 2 hour test for sunlight at 21st March for the rear garden amenity area and confirm the following;

- a) The BRE Guide states that for the garden (amenity space) of an existing property, it is recommended that for it to appear adequately sunlit throughout the year;
 - 1) *at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March.*
 - 2) *If as a result of a new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21st March.*

- b) We have undertaken analysis of the rear garden to No. 4 Wedderburn Road in reference to the BRE Guide methodology and the results of our analysis are summarised as follows:

TABLE A: Ability to receive 2hr sun on the ground at the equinox (21st March)

Amenity Area / Property	Existing 2-hour Area (ability to receive 2 hours sun at Equinox)		Proposed 2-hour Area (ability to receive 2 hours sun at Equinox)		Proposed / Existing for Sun
	Sun	Shaded	Sun	Shaded	
4 Wedderburn Road	82%	18%	82%	18%	1.00

The above is also presented as an appended plot No.102; areas that are hatched orange have the ability to receive 2 hours of sunlight at the equinox.

- c) Thus, for the rear garden to No. 4 Wedderburn Road, this area has the ability to receive 2 hours of sun on the ground at the 21st March Equinox to circa 82% of the garden area, both in existing and proposed, thus readily meeting BRE Guide default target criteria. Thus there is no loss / adverse effect in this respect of the 2 hour BRE Guide review at the equinox.

We hope this statement provides suitable clarification on the aspects of daylight and sunlight which readily meet BRE Guide default target criteria but please do let me know should you have any remaining queries in this respect.

Yours sincerely
For and behalf of Schroeders Begg
4th October 2022

EXISTING - 82% Lit

PROPOSED - 82% Lit


SOURCES

REV.	NOTES	DWN	DATE

Key:

-  >2H SUNLIGHT (EQUINOX)
-  <2H SUNLIGHT (EQUINOX)

Notes:



Chartered Building Surveyors
 Vox Studios - Unit 411, 1-45 Durham Street, London SE11 5JH
 T 020 7582 6916 E info@sbegg.co.uk W www.sbegg.co.uk

DRAWN	-
CHECKED	-

SCALE
NTS (A3 Sheet)

6 Weddeburn Road

2hr Sun on the ground amenity test
4 Weddeburn Road

Job No	Rev	Drawing Number
2011H	-	02

Date : 2022.03.23

