

Jessica Thomson  
Child Graddon Lewis

19 August 2022

Dear Ms Thomson

**The Unicorn, 227 Camden Road, London NW1 9AA**  
**BRE Daylight and Sunlight Assessment**

Since we produced our Daylight and Sunlight Reports (Neighbouring Properties & Within Development) dated 16 March 2022, new guidance has been published by the Building Research Establishment (BRE). Our report was based on the 2<sup>nd</sup> edition of the guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'. The current edition of the guide is now the 3<sup>rd</sup> edition, which was published on 8 June 2022.

I am pleased to provide some brief commentary below in relation to each assessment:

Neighbouring Properties Assessment

The tests we used to assess the impact on existing neighbouring windows and amenity areas, as set out in the current edition of the guide, remain the same as those in the earlier edition. Therefore, all numerical results, findings and conclusions contained within our 16 March 2022 report remain valid.

Within Development Assessment

The main change to the BRE guide was in respect of the tests used to assess light levels within new developments. However, it should be noted that our within report was completed prior to the publication of the new guidance and therefore our report was valid at the time of publication. In our professional opinion, it would be unreasonable to expect the report to be updated to account for the changes contained within the 3<sup>rd</sup> edition given these occurred after the report was completed.

It is also important to note that the analysis, results and overall conclusion that has been presented within our 16 March 2022 (within) report has been used by the industry since 2011 (when the 2<sup>nd</sup> edition of the BRE Guide was published) and has been widely adopted by Local Authorities across the city when determining over planning applications. Again, and in our professional opinion, it is still therefore an appropriate metric by which to assess light levels within new developments.

I trust the above is useful, but please come back to me should you require any further assistance.

Yours sincerely



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Senior Right of Light Surveyor



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