

To: Mr B Lees
Dyer Architects
Hawley Wharf
1 Water Lane
London
NW1 8NZ

By email only to: billy.lees@groupdyer.com

Our ref: 118689-100/IM/SMM
Date: 09 December 2022

Dear Billy

22 Tanza Road, London NW3 2UB
Daylight and Sunlight Amenity – planning application statement

Further to your recent instruction, we have undertaken preliminary 25° and 45° assessments in relation to the effects, if any, the proposed ground floor rear extension at the above-mentioned property may have on two neighbouring properties, more specifically 20 Tanza Road and 54 Parliament Hill.

Planning policy

Camden's existing Local Plan, adopted in 2017 contains the following policy guidance:

Chapter 6. Protecting amenity, Policy A1 Managing the impact of development:

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...

The factors we will consider include:

e. visual privacy, outlook;

f. sunlight, daylight and overshadowing;

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Regulated by RICS

The BRE guide

The main purpose of the Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice 2022, 3rd Edition” (“the BRE guide”) is to give advice on site layout planning to achieve good daylighting in new buildings, and retain it in existing buildings nearby. Dr P Littlefair, the author of the BRE guide, states the following at paragraph 1.6 of the guide:

“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 (see Section 5).”

Assessment Criteria

The standards for protecting daylight and sunlight to existing buildings are contained in Sections 2.2 and 2.3 of the BRE guide. There are various methods of assessment depending on the circumstances of each particular site. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement for bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not to be tested.

For domestic extensions that adjoin the front or rear of a house, a quick method can be used to assess the diffuse skylight impact on the house next door. This is known as the 45° approach and it only applies where the nearest side of the extension is perpendicular to the window; it is not valid for windows which directly face the extension, or for buildings opposite.

The 45° test is satisfied if the centre of a main window of the next-door property lies outside of both 45° lines. Figure 17, taken from the BRE guide, illustrates the application of the method:

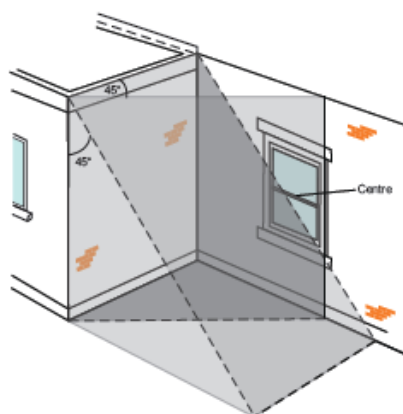


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

A second quick method can also be used where the proposed development is directly opposite the existing building's windows. This is known as the 25° approach.

The test is satisfied where the new development subtends to an angle of less than 25° to the centre of the lowest window of an existing neighbouring building. Figure 14, taken from the BRE guide, illustrates the application of the method.

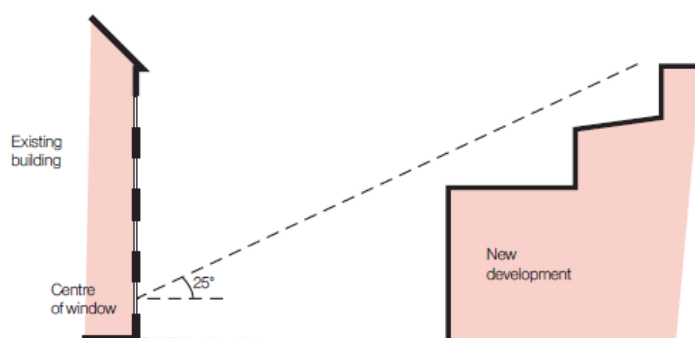


Figure 14: Section in plane perpendicular to the affected window wall

The 45° assessment has been applied to the closest ground floor windows at the rear elevations of 20 Tanza Road. We have also applied the 25° assessment to the ground floor window at the rear elevation of 54 Parliament Hill which directly faces the proposed development.

Limitations

Our assessment is based on the scheme drawings provided by Dyer Architects as listed below:

- Proposed Location Plan in DWG.
- Proposed Rear Elevation Plans in DWG.
- Tanza Road Concept Design including Floor Plans in PDF.

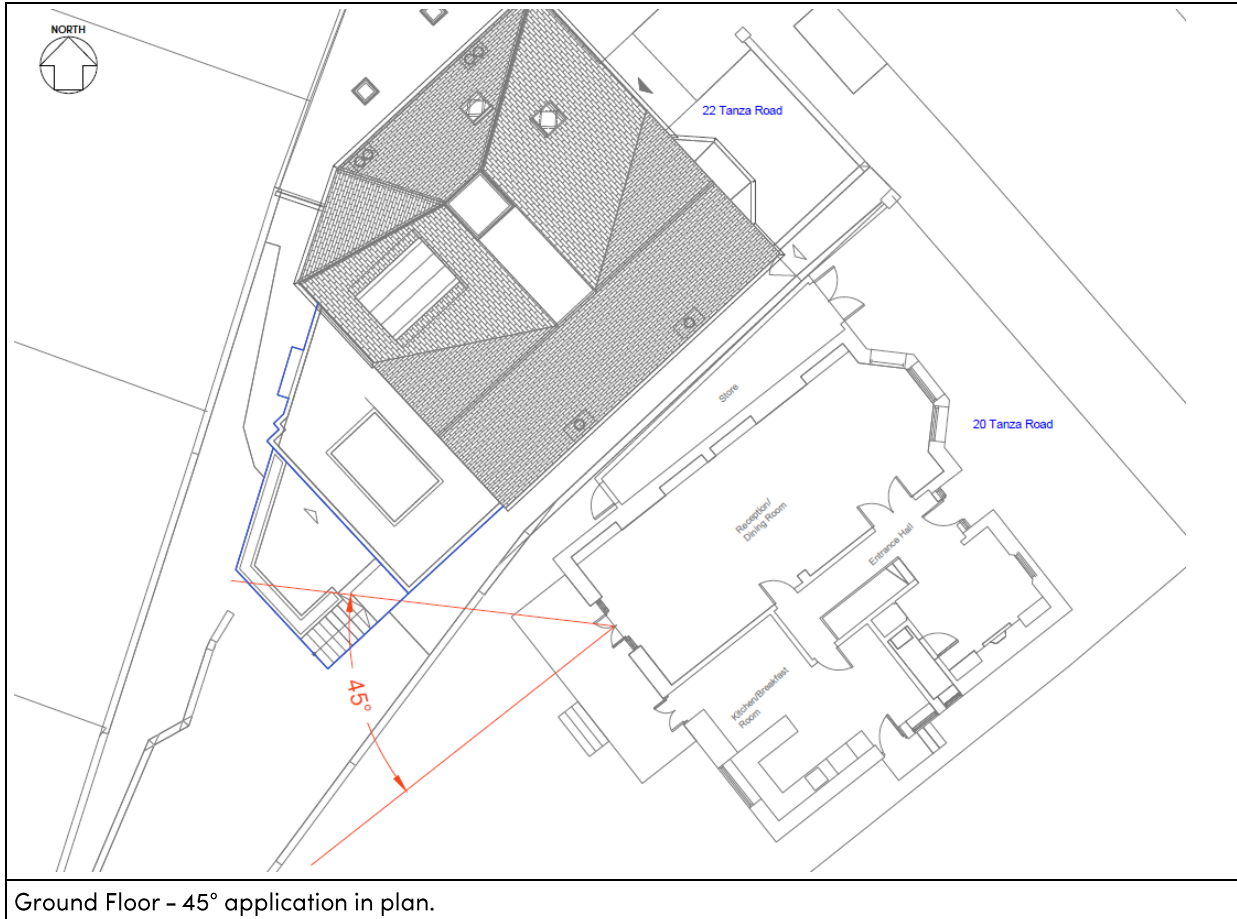
We have not had access to a topographic survey and as such we have estimated approximate window heights and positions in the surrounding existing properties from data gathered from research including the local planning portal searches and desk top review.

Assessment results

The two 45° sections demonstrate that the ground floor window to the rear of 20 Tanza Road will accord with the BRE 45 degree rule both in plan and in elevation.

The angles in question are illustrated below in Diagram A for the window at ground floor.

Diagram A: Obstruction Angles from 20 Tanza Road – Ground Floor Window



Ground Floor - 45° application in plan.

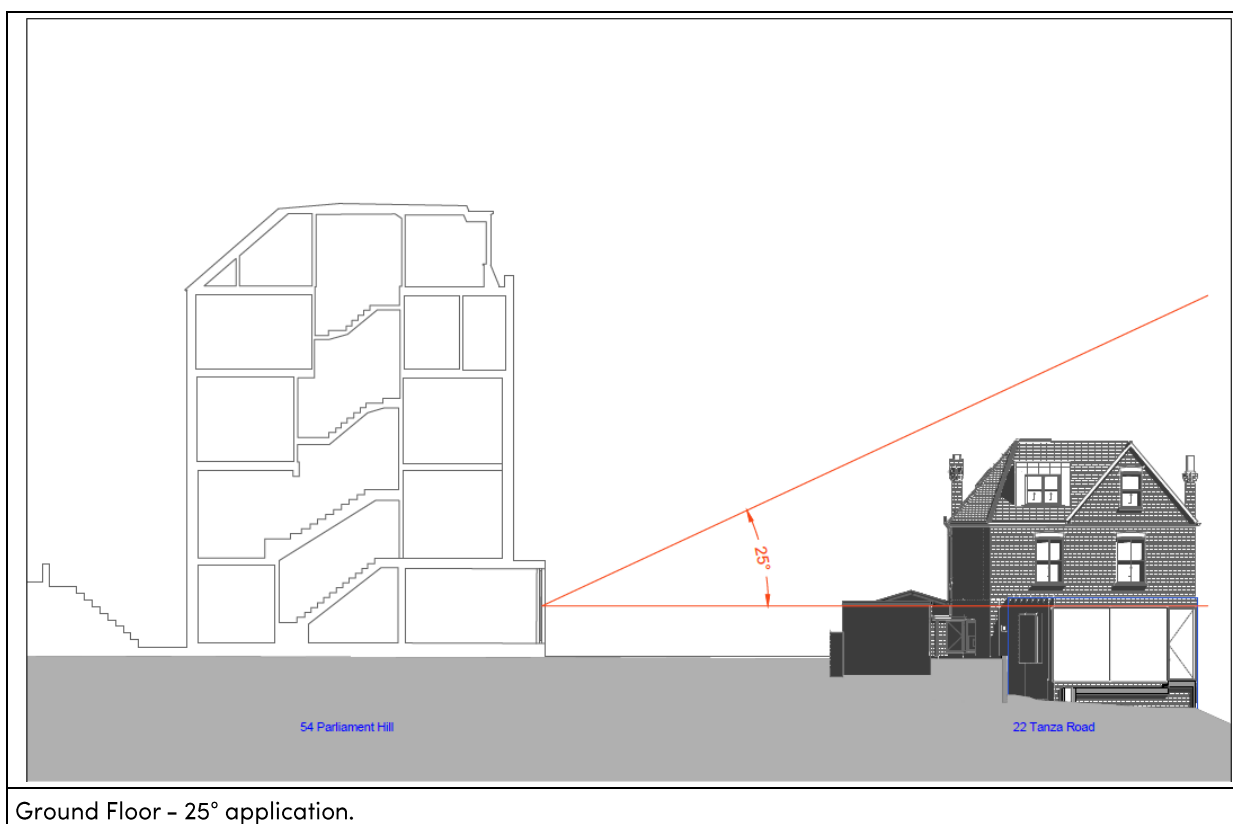


As demonstrated above, the 45 degree assessment is satisfied as the centre of the ground floor rear facing window does not breach the 45° lines in both plan and elevation.

For the ground floor window at the rear elevation of 54 Parliament Hill, which directly faces the proposed development, we have undertaken the 25 degree assessment.

The angle in question is illustrated below in Diagram B for the window at ground floor.

Diagram B: Obstruction Angles from 54 Parliament Hill – Ground Floor Window



As demonstrated above, the 25 degree test is also comfortably met in relation to the ground floor window, this is due to the low height of the proposal and the distance between the proposed rear extension and the rear elevation of 54 Parliament Hill, which is approximately 15 meters.

Summary

Application of the above tests demonstrates that the proposal fully accord with the BRE guideline criteria for daylight and sunlight and therefore, by analogy, the planning policy of LB Camden Council. This is predominantly because the proposal is low in height and limited in its projection from the rear elevation. It therefore passes the initial BRE tests which considers such obstruction angles.

I therefore have no doubt that the neighbouring occupiers will continue to retain excellent daylight and sunlight, as the proposals will not cause any adverse impacts on natural light amenity.

I trust that the above and attached are clear and sufficient for your requirements. Please do let me know if I can assist further or should you have any questions.

Yours sincerely

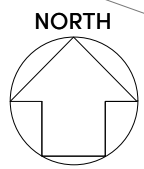
Stephanie Mosa
Building Surveyor

Enc. Appendix A – Drawings

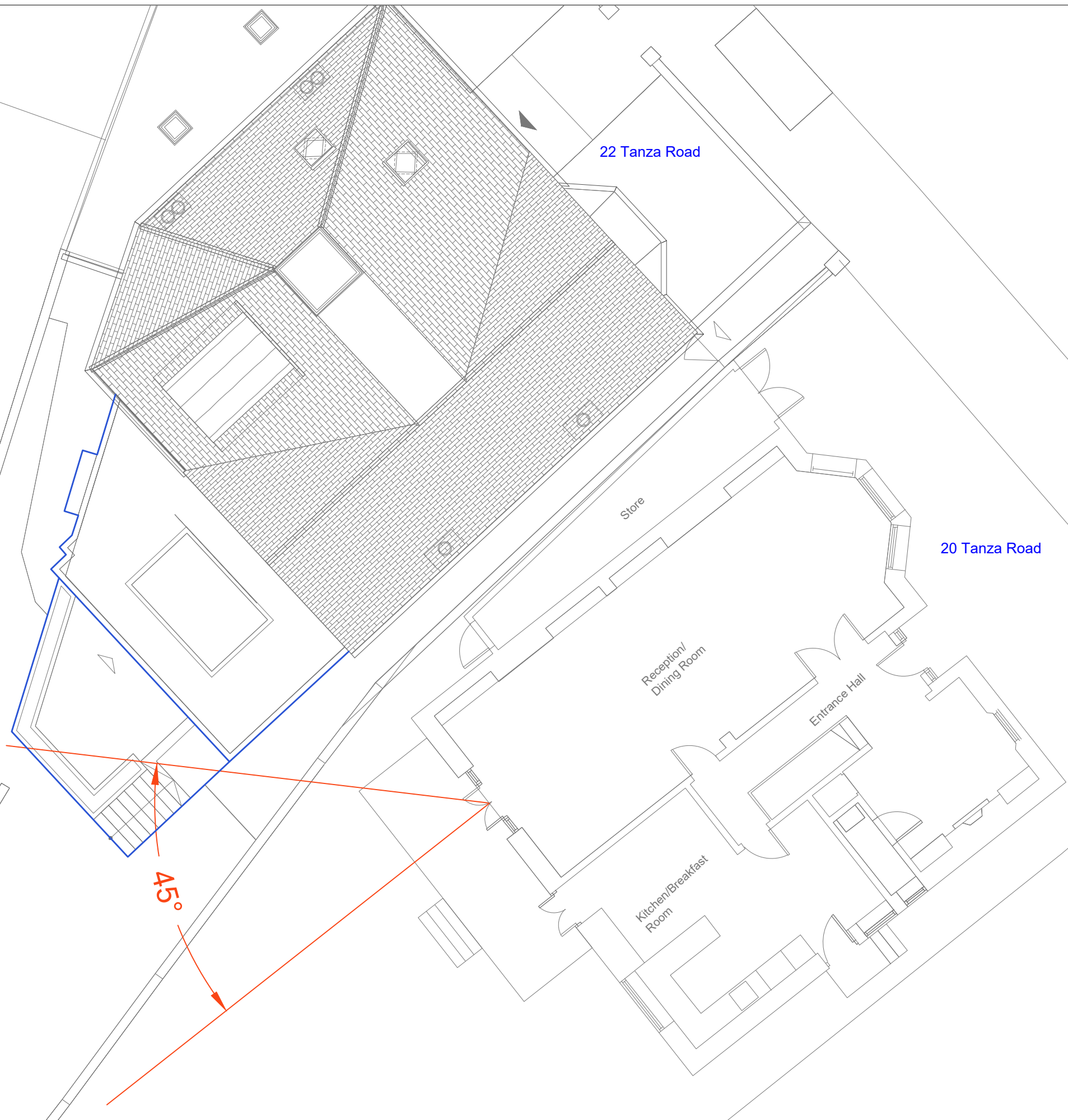
Appendix A

Drawings





SOURCES OF INFORMATION:
 DYER ARCHITECTS
 15 Proposed Location Plan.dwg
 25 Proposed Recr Elevation Plan.dwg
 Received 06 December 2022



— Proposed Extension

Rev.	Date	Amendments	Initial

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 ALL DIMENSIONS ARE IN METRES ONLY

TITLE
**45 Degree approach
 22 Tanza Road
 Proposed Location Plan**

CLIENT
Dyer Architects

PROJECT
**22 Tanza Road
 London
 NW3 2UB**

DRAWN BY
SK CHECKED
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SCALE
1:100@A3 DATE
December 2022

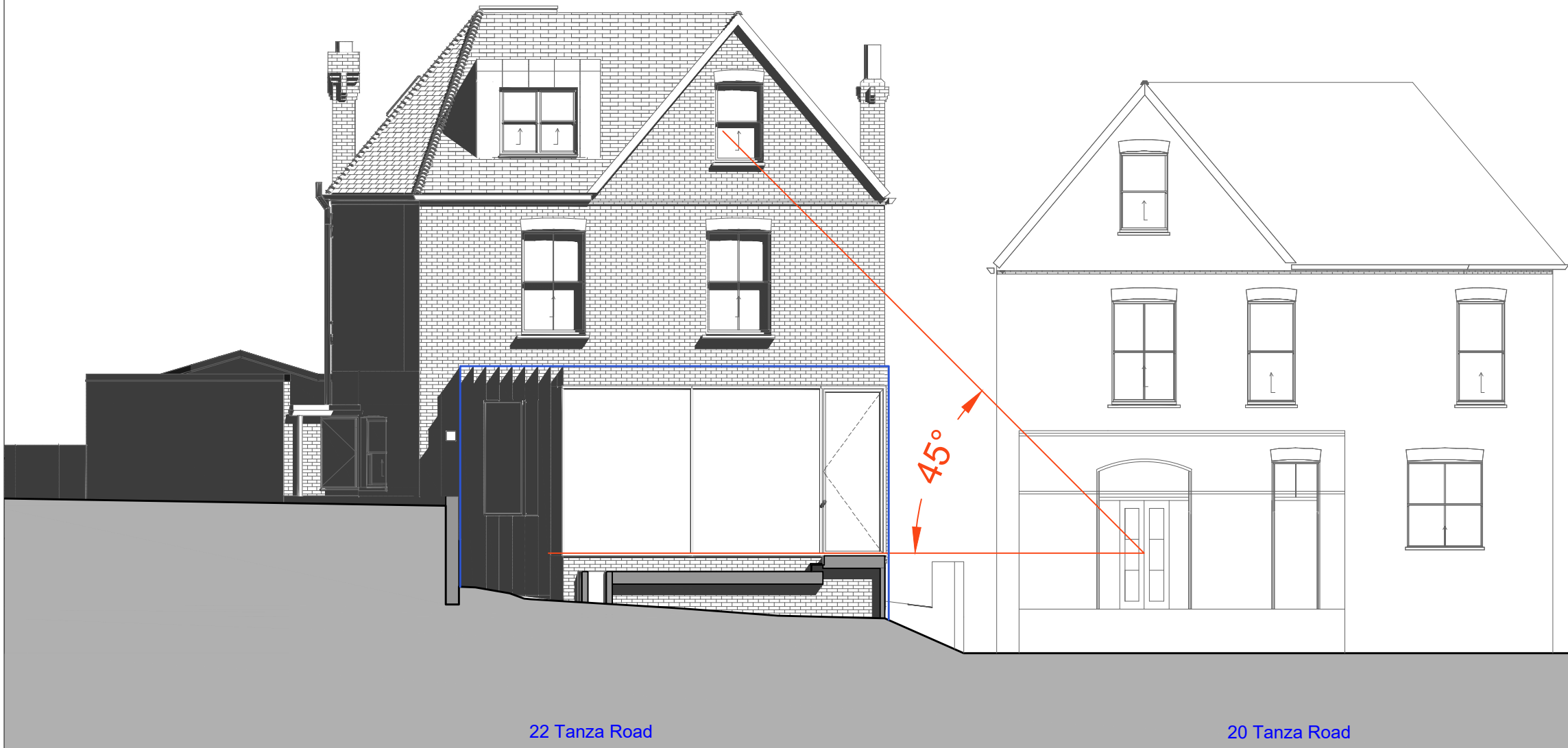
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22 Tanza Road - Proposed Location Plan (45 Degree approach)

SOURCES OF INFORMATION:
 DYER ARCHITECTS
 15 Proposed Location Plan.dwg
 25 Proposed Rear Elevation Plan.dwg
 Received 06 December 2022



— Proposed Extension

Rev.	Date	Amendments	Initial

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TITLE
**45 Degree approach
 22 Tanza Road
 Proposed Rear Elevation**

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Dyer Architects

PROJECT
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 NW3 2UB**

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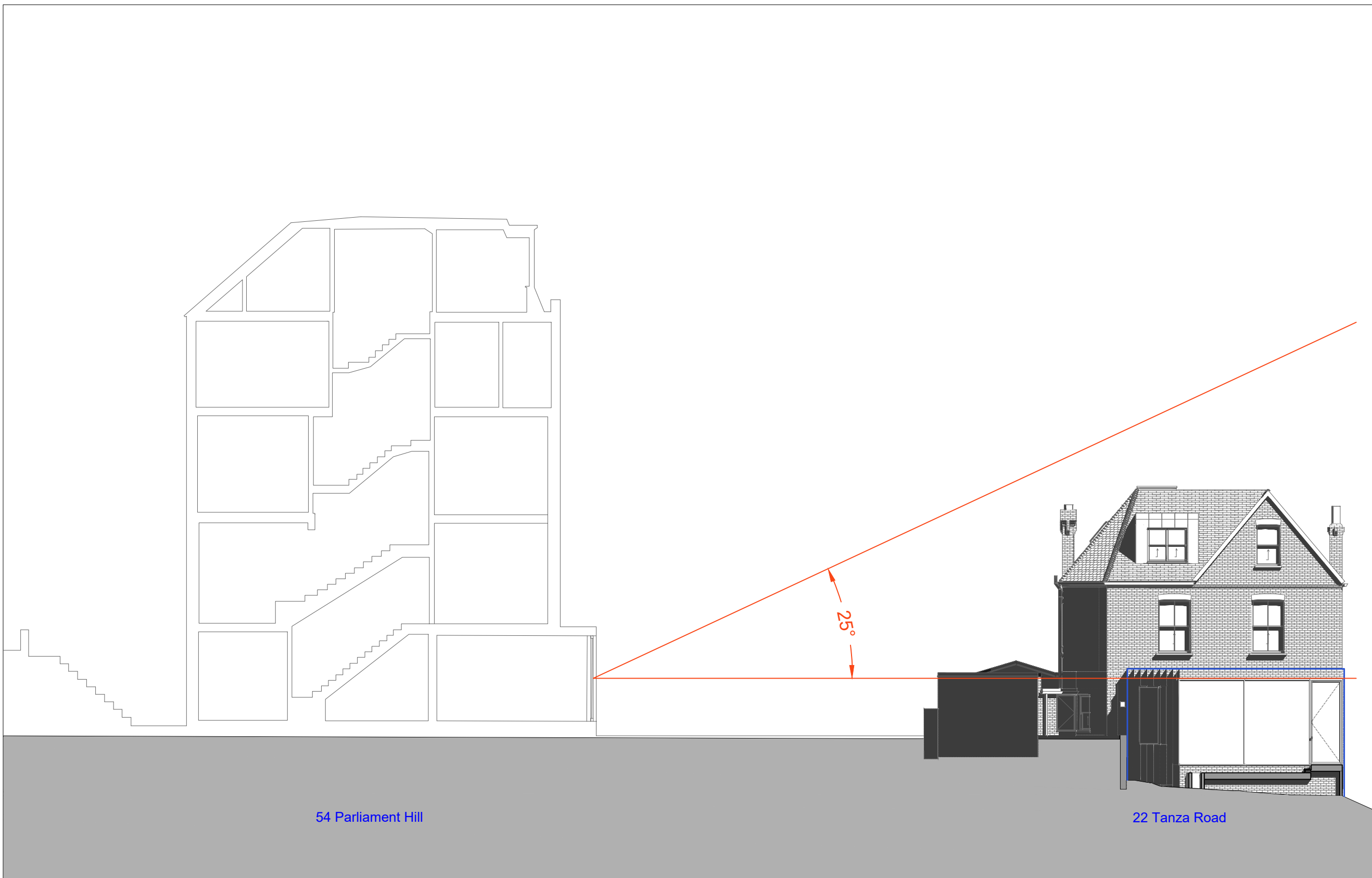
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22 Tanza Road - Proposed Rear Elevation (45 Degree approach)

SOURCES OF INFORMATION:
 DYER ARCHITECTS
 15 Proposed Location Plan.dwg
 25 Proposed Rear Elevation Plan.dwg
 Received 06 December 2022



— Proposed Extension

Rev.	Date	Amendments	Initial
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TITLE
**25 Degree approach
 22 Tanza Road
 Proposed Section**

CLIENT
Dyer Architects

PROJECT
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 NW3 2UB**

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22 Tanza Road - Proposed Section (25 Degree approach - 54 Parliament Hill)