

Our ref: DR/JB/4 Mansion Gardens



Mr Edward Hodgson
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Via Email Only

24 January 2023

Dear Mr Hodgson

Planning Application Reference 2022/4944/P – Objection Letter

In relation to the above planning application we have been instructed to comment on the proposals for 4 Mansion Gardens regarding their potential impact upon 1 Mansion Gardens in respect of daylight, sunlight, overshadowing.

We have reviewed the information that has been submitted and forms planning application 2022/4944/P. We are unable to locate any form of daylight, sunlight assessment as part of the submission. We find this surprising given the urban nature of the site and given the proposals to double the height of the existing massing where adjacent 1 Mansion Gardens.

Further, we confirm that the site plan that has been submitted and forms part of the application is incorrect. The Land Registry clearly identifies 1 Mansion Gardens as being located to the immediate south of 4 Mansion Gardens.

Given the proposals to double the height, size of the existing garage premises and notwithstanding the change of use, we consider appropriate in these case specific circumstances, for the applicant to employ a consultant to in turn consider the daylight, sunlight and overshadowing impacts to the immediate neighbour properties. The immediate neighbour properties for daylight, sunlight, overshadowing purposes would be 1 Mansion Gardens and 2 Mansion Gardens.

We therefore consider that the current submission made by the applicant to be deficient due to the lack of the daylight, sunlight, overshadowing report. It is likely to be a challenge for the local authority to understand what the impact, detriment to the neighbour properties at 1 Mansion Gardens and 2 Mansion Gardens may be without a report considering the BRE Guidance "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice BR209" 2022.

As part of the planning submission we would anticipate the consultant acting for the applicant to also consider the overshadowing effect to the garden at 1 Mansion Gardens.

We would anticipate the applicant's consultant to consider daylight, sunlight impacts to the habitable rooms at ground and first floor serving 1 Mansion Gardens. Such assessment should consider both the Vertical Sky Component test as well as the No Sky Line test as set out in the BRE Guidance.

Continued...



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4 Mansion Gardens, NW3



We anticipate some reductions in sunlight amenity to the garden serving 1 Mansion Gardens. Reductions in daylight, sunlight may also be experienced particularly to the habitable rooms at ground floor serving 1 Mansion Gardens.

In the absence of a daylight, sunlight, overshadowing assessment being undertaken by the applicant the concerns raised by the owner of 1 Mansion Gardens and 2 Mansion Gardens are unlikely to be considered adequately.

Yours sincerely,



David Reynolds MRICS

