

Addendum

Planning Committee

22 July 2020

Reference: 20/1622/HSE
9 Beech Walk London NW7 3PJ
Pages 11-20 of Planning agenda 22 July 2020

The following representation has been received from Mr Terence A. Rook of Stinton Jones Consulting Engineers LLP via one of the existing objectors:

Dear Sirs

Objection to Planning Application to 20/1622/HSE at 9 Beech Walk

We have been instructed by the owner of 7 Beech Walk to ascertain whether the proposed extension will result in a loss of sunlight or daylight to any windows within his house.

The planning guidance by the London Borough of Barnet is as follows:

Barnet Supplementary Planning Documents Residential Design Guidance October 2016: Paragraphs 7.7 and 7.8 give guidance on windows for internal lighting by reference to table 2.4 of the Supplementary Planning Document Sustainable Design and Construction October 2016.

Supplementary Planning Document: Sustainable Design and Construction October 2016.

Paragraph 2.4 gives guidance for privacy, outlook. Design Principles A is as follows:

A. Sun lighting/Daylighting – Ensure that the design takes into account levels of daylight and sunlight that will penetrate into occupied spaces, as measured by Vertical Sky Component (VSC) and the Average Daylight Factor (ADF). The VSC represents the amount of light available on the outside plane of the window as a ratio of the amount of total unobstructed sky viewable following the introduction of visible barriers, such as new buildings. The ADF is a more complex measurement assessing whether the internal daylighting levels in a room are adequate. The measurement takes into account the VSC, the window size, number of windows available in a room, the room size, the room use and layout and the room surface reflectance. Further details on this and other aspects of sun lighting/ daylighting are set out in

- BRE Site layout: Planning for daylight and sunlight, a guide to good practice.*
- British Standard 8206 Part II*
- The Applications Manual: Daylighting and Window Design-Lighting Guide LG 10(1999) of The Chartered Institute of Building Services Engineers.*

It is evident that the windows at the side of 7 Beech Walk that face towards 9 Beech Walk suffer a loss greater than the guidance.

In particular the roof window at the side of 7 Beech Walk that provides the only natural daylight and sunlight to a dining room at ground floor will suffer loss of daylight and sunlight contrary to the guidance.

Before the planning application can be considered the applicant should produce a report to show the effect of the development on daylight and sunlight to the nearby houses and gardens in accordance with the Barnet Planning Guidance

The impact of the proposal on the daylight/sunlight afforded to the room is considered explicitly within the body of the report.