

Right of Light Consulting

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Mr Hafiz Algurafi

16 April 2026

Dear Mr Algurafi,

**Development at 104 Colney Hatch Lane, London N10 1EA
BRE Daylight and Sunlight**

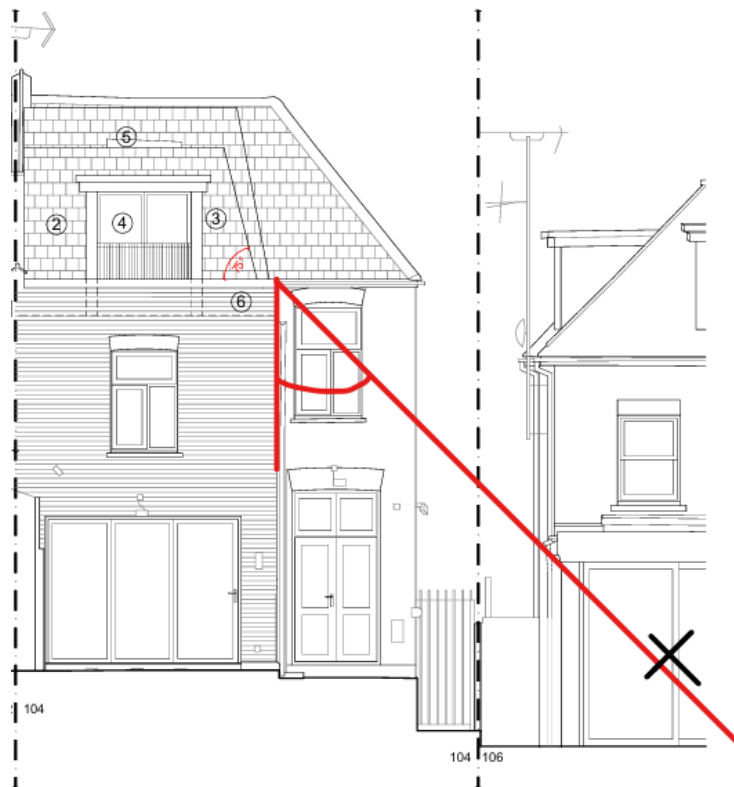
Thank you for inviting me to consider the daylight and sunlight aspects of the above proposed development, with specific reference to the impact on the windows at 106a Colney Hatch Lane. I have considered the existing and proposed drawings that have been appended to this letter. We are also in receipt of the objections raised by the owners of 106a Colney Hatch Lane, regarding the concerns in relation to the potential impact on the light received by their property.

I have appraised the design with reference to the standard daylight and sunlight criteria used for the purpose of assessing planning applications as set out in Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition'.

The BRE guide sets out two preliminary tests known as the 25 degree and 45 degree tests. Failing either of these tests does not necessarily mean that daylight and sunlight will be adversely affected. Under the BRE guidelines, failing the tests simply means that further detailed testing is required to check the light levels.

The 45 degree test is the appropriate one to apply in this case because the proposed development will be perpendicular to the proposed extension at No. 104 (refer to enclosed Fact Sheet 1 which explains the application of the 45 degree test). As per the enclosed factsheet, in order for the daylight and sunlight at the neighbouring property to be adversely affected, and a full assessment required, the proposed would need to breach the 45-degree line on both plan and elevation. We note the objection from the neighbouring property incorrectly applies the 25 degree test, which is only appropriate in instances where a neighbouring window is opposite a proposed development.

A mark up of the proposed rear elevation, as below, shows that the proposed development passes the 45 degree test on elevation, when applied to the neighbours rear living room window. We understand from the neighbours objection that the impact to this window is their main area of concern.



PROPOSED REAR ELAVATION

In summary, the proposed development will have a low impact on the light receivable by the neighbouring property at 106a Colney Hatch Lane. I confirm that the development design satisfies the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

Yours sincerely

A. Cook

Alice Cook BA (Hons)
Senior Right of Light Surveyor

Enc. Fact Sheet 1: The 25 degree and 45 degree rules