

106A Colney Hatch Lane

London

N10 1EA

Dear Sir/ Madam,

Re **HGY/2026/0565**

We have seen the daylight and sunlight assessment submitted in support of this application but are of the view that it remains incomplete as an accurate basis for an assessment of sunlight and daylight for the proposed development at 104.

The report focuses solely on the rear living room window at my property (106a Colney Hatch Lane), while failing to assess other habitable room windows we mentioned, including the bedroom window and the rooflight, both of which serve as important sources of natural light.

The BRE guidance states "Site Layout Planning for Daylight and Sunlight (2022)", all main habitable room windows should be assessed where there is a potential impact. The omission of these windows means the assessment does is not an accurate picture of the impact on our home.

Rooflights can be highly sensitive to nearby development and may experience a significant reduction in daylight even where vertical windows appear less affected.

We think the reliance on a single window to demonstrate compliance is therefore misleading in relation to the rest of our objection. A full BRE-compliant assessment, including VSC and daylight distribution if relevant, would be more informative before any conclusion is reached. The submitted 45-degree test drawing is not reliable and does not demonstrate that the proposal preserves adequate daylight.

The line does not appear to be correctly taken from the centre of the affected window, as required, and no corresponding plan assessment has been provided. In addition, the assessment entirely ignores the rooflight and bedroom window at our property, both of which are key sources of light and should be included.

As such, the drawing represents a partial and selective application of the 45-degree test and we consider does not assess the true impact of the development.

Thank you for your further consideration of this matter

We remain

Yours faithfully

Anton Dell & Sarah Alexander