Alicia Privett
Nexus Planning
Holmes House
4 Pear Place
London SE1 8BT

15 RATHBONE PLACE
LONDON
W1T 1HU

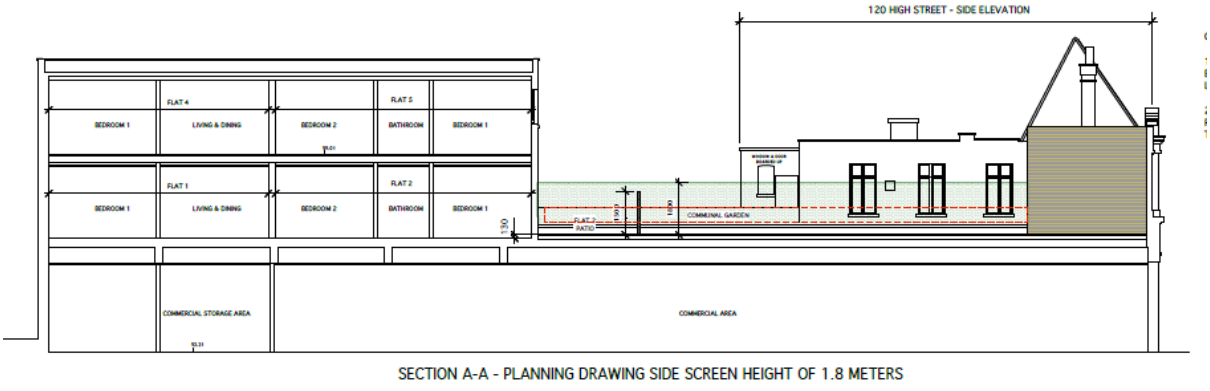
Ref: PS3615

19 June 2026

Dear Alicia,

RE: 122-124 HIGH STREET, RUISLIP (11894/APP/2026/746) – DAYLIGHT AND SUNLIGHT ADDENDUM

1. Further to correspondence between yourself and planning officers at LB Hillingdon, I write summarising the results of further daylight and sunlight analysis in relation to the potential impact to 120A High Street, Ruislip, as a result of the proposed boundary treatment to the roof terrace.
2. Subsequent to the analysis undertaken for the daylight and sunlight report submitted as part of the planning application (dated 8 November 2024, Point 2 ref: 3615), we have been provided with an elevational drawing by Giad (ref: 122HS PA-08) showing the windows present in the side elevation of 120A High Street in the context of the Proposed Development. This drawing is shown below in image 1.



SECTION A-A - PLANNING DRAWING SIDE SCREEN HEIGHT OF 1.8 METERS

Image 1: Section of Proposed Scheme in context of 120A High Street

3. This image shows a fence 1.8m in height passing close to the windows in the side elevation of 120A High Street. Further to receiving this additional information, the 3D model used in our daylight and sunlight analysis has been updated to the window positions and sizes shown in the provided elevation and the relationship between the boundary height and the windows checked. (See Image 2 below) The analysis of the daylight and sunlight impact has then been repeated.

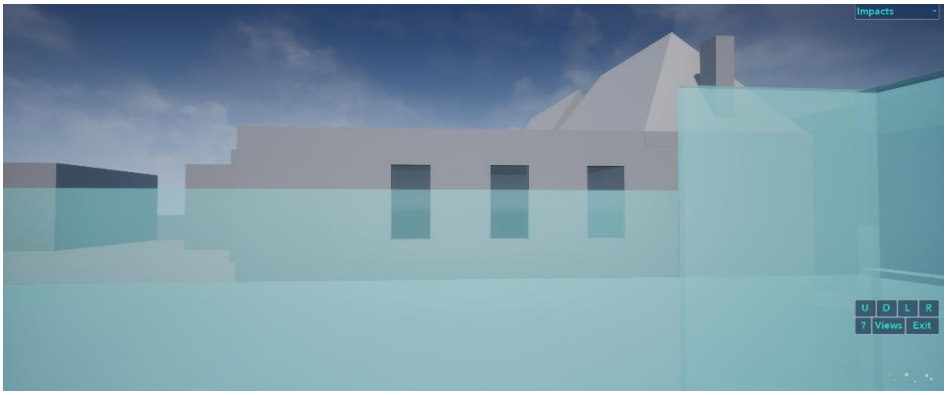


Image 2: View from model used in analysis with Proposed Development shown as transparent for clarity

4. NB The leftmost window as shown in the image above is understood to serve a bathroom (see image 3 below showing the internal layout of 120A High Street from available lease plans). Such spaces are not sensitive to daylight and sunlight and so no analysis of this room is required. The next two windows serve the same room which is likely a bedroom. The room facing over the road has no windows facing the proposal.

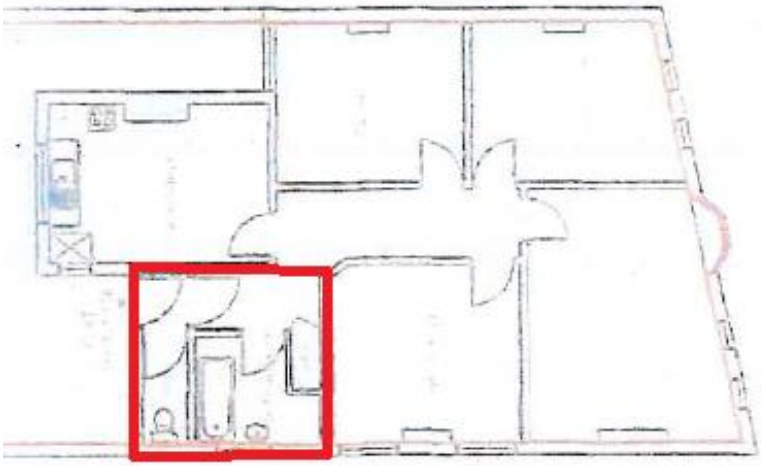


Image 3: Floorplan of 120a High Street, Ruislip

5. The results of the updated daylight and sunlight analysis for the habitable room are summarised in the tables below. Appendix 1 contains the full numerical results of the updated daylight & sunlight analysis.

120A High Street			Vertical Sky Component (VSC)		
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**%Loss**
R1/11	BEDROOM	W1/11	29.24	28.66	1.98

R1/11	BEDROOM	W2/11	32.86	32.84	0.06

120A High Street		No-Sky Line (NSL)			
Room	Room Use	Room Area (sq ft)	Existing (sq ft)	Proposed (sq ft)	%Loss
R1/11	BEDROOM	132.6	127.4	127.4	0.0

120A High Street		Annual Probable Sunlight Hours (APSH) (window)					
		Existing		Proposed			
Room	Room Use	Winter %	Annual %	Winter %	Annual %	Winter %Loss	Annual %Loss
R1/11	BEDROOM	23	61	23	60	0.0	1.6
R1/11	BEDROOM	23	72	24	73	-4.3	-1.4

6. These results show that all rooms and windows retain at least 0.8 times their existing levels of daylight and sunlight with the 1.8m boundary treatment in place. As such, they experience no worse than negligible and almost certainly unnoticeable daylight and sunlight reductions. Furthermore, both windows serving habitable space retain in excess of 27% VSC, again demonstrating that these windows will retain good daylit. Both windows also far exceed the equivalent target levels for sunlight with the Proposed Development in place, retaining at least 60% APSH and 23%wPSH versus the respective targets of 25% and 5%.
7. As such, there is no cause for planning concern in relation to daylight and sunlight impacts at 120A High Street because of the Proposed Development at 122-124 High Street, Ruislip.

Yours Sincerely,

William Brook

William Brook
Director
For and on behalf of Point 2 Surveyors Ltd.

Appendix 1:

Daylight & Sunlight Results – 120A High Street

DAYLIGHT & SUNLIGHT ANALYSIS

Project No: 3615, Existing v Proposed 16/10/24

DAYLIGHT ANALYSIS

Receptor			Vertical Sky Component (VSC)			No-Sky Line (NSL)				Window Orientation		Annual Probable Sunlight Hours (APSH) (window)						Annual Probable Sunlight Hours (APSH) (room)					
												Existing		Proposed				Existing		Proposed			
Room	Room Use	Window	Existing VSC	Proposed VSC	%Loss	Room Area (sq ft)	Existing (sq ft)	Proposed (sq ft)	%Loss	Angle from South	Aspect	Winter %	Annual %	Winter %	Annual %	Winter %Loss	Annual %Loss	Winter %	Annual %	Winter %	Annual %	Winter %Loss	Annual %Loss
120 High Street																							
R1/11	BEDROOM	W1/11	29.24	28.66	1.98					30.9°E	Southerly	23	61	23	60	0.0	1.6						
R1/11	BEDROOM	W2/11	32.86	32.84	0.06	132.6	127.4	127.4	0.0	30.9°E	Southerly	23	72	24	73	-4.3	-1.4	24	73	25	74	-4.2	-1.4