

Nick Sutton  
Maven Plan  
303a Riverbank House  
1 Putney Bridge Approach  
Fulham, London  
SW6 3JD

Date: 17<sup>th</sup> May 2022  
Your Ref:  
Our Ref : sph/2839/14265  
email : simon@herringtonconsulting.co.uk

Dear Nick,

**Development at No. 169 Joel Street, Pinner HA5 2PD: Addendum to Daylight and Sunlight Assessment (September 2020)**

Herrington Consulting Limited

Based on the application of the assessment criteria set out within the BRE Guidelines, an assessment of the potential impact of the proposed development at No. 169 Joel Street, Pinner, was carried out in September 2020. The potential impacts relating to daylight, sunlight, and overshadowing considerations were assessed in full using the scheme designs current at that time.

**Canterbury Office**  
Units 6 & 7  
Barham Business Park  
Elham Valley Road  
Barham  
Canterbury  
Kent CT4 6DQ

Tel 01227 833855

**London Office**  
Unit D  
Taper Building  
Weston Street  
London  
SE1 3QB

[www.herringtonconsulting.co.uk](http://www.herringtonconsulting.co.uk)

In the interim, the design proposals have evolved and there is a change in the massing of the proposed buildings which requires the results of the original daylight and sunlight assessment to be reviewed. There are two ways in which such a review can be undertaken and this very much depends on the differences between the two schemes. Where the changes are significant and represent an increase in massing/sky obstruction, then it is necessary to re-run the daylight/sunlight analysis to quantify this change. However, where the change is either negligible or represents a reduction in massing, then it is generally accepted that there is no need to re-run the analysis and professional judgement can be used.

In this case, from inspection of the most recent scheme drawings, it is evident that the latter is true and thus this addendum is based on the review of the most recent scheme proposals and professional judgement.

This addendum letter has been prepared in support of the currently proposed scheme (October 2021) but should also be read alongside the September 2020 issue of the Daylight and Sunlight assessment that was submitted in support of the original application.

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VAT No 860 5179 20

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The original proposal was to demolish the existing house to erect a new property in line with the neighbouring dwellings containing nine self-contained residential units over three levels.

The current proposals are similar; however, the depth of the building is reduced and this can be seen in the appending marked-up elevation drawing. This will translate directly into increases in daylight and sunlight to the buildings that surround the development site when compared to the original scheme.

The daylight and sunlight assessment that was prepared for the original application concluded that there were only negligible reductions to the daylight and sunlight received by the neighbouring buildings. The reduction in the massing resulting from the currently proposed scheme will reduce the impact of the building further. Therefore, it will still be possible to conclude that the overall impact of the proposals will remain within the acceptable parameters of the BRE Guidance and thus the reduction in daylight and sunlight will remain negligible.

Yours sincerely

A handwritten signature in black ink, appearing to read "S. Herrington".

**Simon Herrington** BEng CEng MICE CWEM MCIWEM

Co Reg No 5418977  
VAT No 860 5179 20

Company registered in England and Wales

PAC 13-10-21



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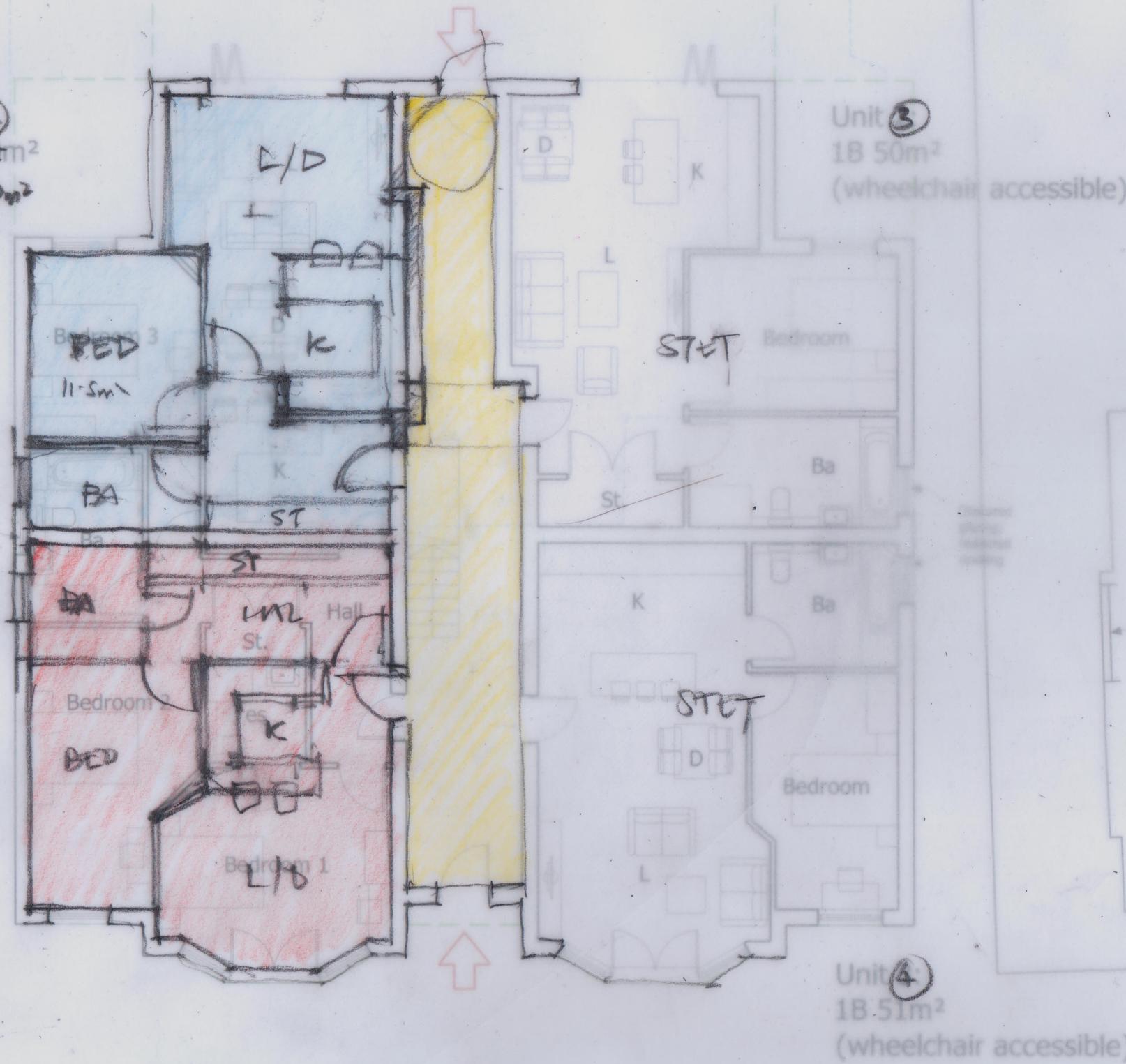
Footprint of  
existing building  
at ground  
floor

Ground floor footprint of  
previously refused scheme.  
( Ref: 22642 / APP / 2020 / 3481)

Unit 2  
1B 50m<sup>2</sup>  
IB 50m<sup>2</sup>

Obscured  
glazing;  
restricted  
opening

UNIT  
1B  
50m<sup>2</sup>



SKETCH  
GROUND FLOOR  
PLAN

169 Joel Street, Pinner  
LONDON HA5 2PD

PROPOSED GROUND  
FLOOR PLAN  
Scale 1:100 at A3

Drawing No. DPR / P21 / 06

stretch piano - upper floors

2018-10-21

free space  
removed

floor footprint of  
existing revised scheme  
(Ref: 2264 / APP / 2020 / 3)

12

A hand-drawn floor plan of a house with the following room labels and features:

- Front Porch:** Labeled "front porch" with a green arrow pointing to the entrance.
- Living Room:** Labeled "living room" with a yellow shaded area.
- Kitchen:** Labeled "kitchen" with a blue shaded area.
- Bedroom 1:** Labeled "bedroom 1" with a blue shaded area.
- Bedroom 2:** Labeled "bedroom 2" with a pink shaded area.
- Bathroom:** Labeled "bathroom" with a pink shaded area.
- Hall:** Labeled "hall".
- Staircase:** Labeled "staircase".
- Bedroom 3:** Labeled "bedroom 3".
- Shower:** Labeled "shower".
- W.C.:** Labeled "W.C.". A callout bubble indicates "1.2m high privacy screen".
- W.C.:** Labeled "W.C.". A callout bubble indicates "1.7m high privacy screen".
- W.C.:** Labeled "W.C.". A callout bubble indicates "1.7m high privacy screen".
- W.C.:** Labeled "W.C.". A callout bubble indicates "1.7m high privacy screen".
- Obscure glazing fixed screen:** A callout bubble indicates "Obscure glazing fixed screen".

The plan also includes a large central area with a red shaded floor and a blue shaded ceiling, and a small room labeled "P. Room" at the bottom right.

6

unit ⑥ 3648 74m<sup>2</sup>

WATSON

17

word

km 2

Init 8:  
~~B~~  $30\text{m}^2$   
STW<sub>10</sub>  
 $43\text{m}^2$  ±  
(near)

A hand-drawn sketch of a building facade. The sketch shows a central entrance with a door and a window above it. To the left is a vertical column with horizontal lines. To the right is a vertical column with horizontal lines. The sketch is labeled with the letters 'D' and 'E'.

A horizontal strip of a child's drawing. It features three buildings: a yellow one on the left with a red door, a blue one in the center with a red door, and a blue one on the right with a red door. The drawing is done with black outlines and colored with crayons. The word "Baa" is written in the middle blue building.

A hand-drawn architectural sketch of a building complex. The drawing shows a central rectangular room with a cross-shaped corridor. To the left is a long, narrow room, and to the right is a square room. Further to the right, there is a larger rectangular room with an attached smaller room. The sketch is done in black ink on a light background, with some red and blue highlights.

A hand-drawn diagram of a truss structure. The truss is a horizontal rectangle with a height of 1.7m and a width of 50m. The vertical height is labeled as 1.7m high and the horizontal width is labeled as 50m. The truss is supported by two vertical legs at the corners and a horizontal base. The top chord is labeled 'D' and the bottom chord is labeled 'T'.

Un X STUD 43m<sup>2</sup>

45° line  
taken from  
centre line  
of first floor  
at 167

no bound

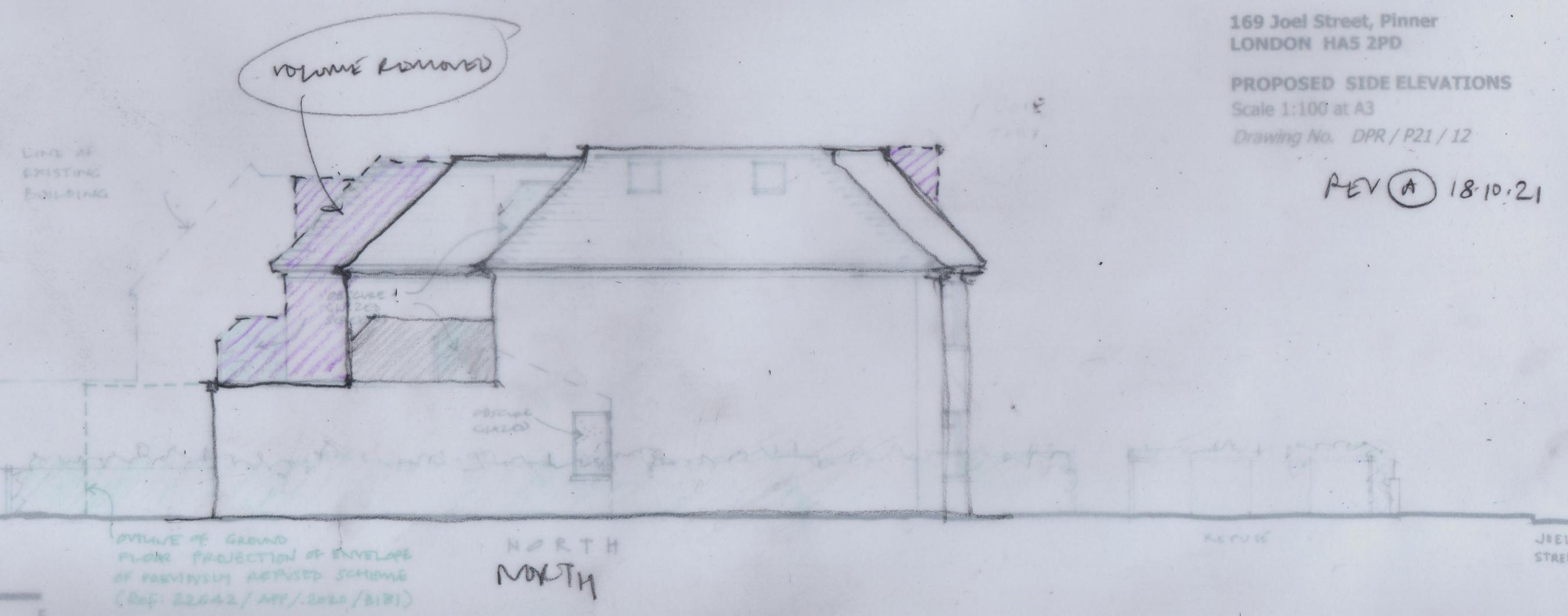
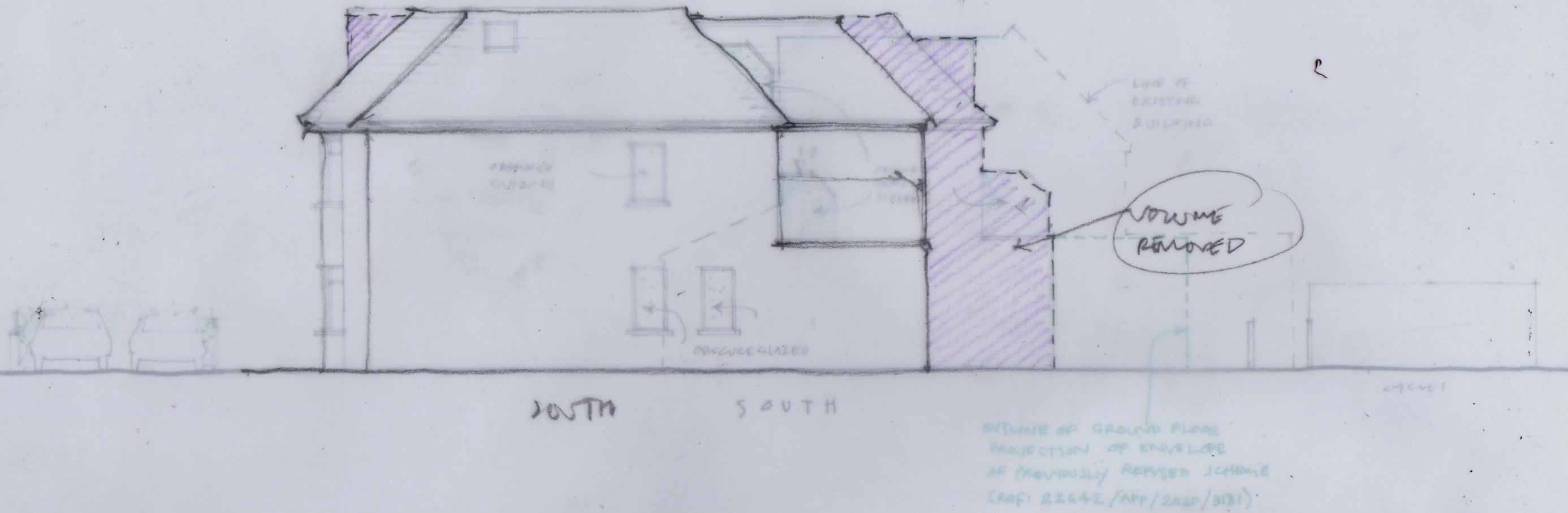
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169 JOEL STREET.

PROPOSED EAST AND  
WEST ELEVATIONS

DPR/P21/10/REVA 18-10-21 a



169 Joel Street, Pinner  
LONDON HA5 2PD

PROPOSED SIDE ELEVATIONS  
Scale 1:100 at A3  
Drawing No. DPR / P21 / 12

REV (A) 18-10-21