

Appendix 1: Daylight and Sunlight Policies

City of London

Current Local Plan (2015)

Policy DM 10.7 (Daylight and sunlight) - See Policy CS10 Design

Policy DM 10.7 Daylight and sunlight

1. To resist development which would reduce noticeably the **daylight and sunlight** available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.

2. The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of **daylight and sunlight**.

*3.10.40 The amount of **daylight and sunlight** received has an important effect on the general amenity of dwellings, the appearance and enjoyment of open spaces and streets, and the energy efficiency of all buildings.*

*3.10.41 The Building Research Establishment (BRE) has issued guidelines that set out several methods of assessing changes in **daylight and sunlight** arising from new developments. The City Corporation will apply these methods, consistent with BRE advice that ideal **daylight and sunlight** conditions may not be practicable in densely developed city-centre locations. When considering proposed changes to existing lighting levels, the City Corporation will take into account the cumulative effect of development proposals. Where appropriate, the City Corporation will take into account unusual existing circumstances, such as development on an open or low-rise site and the presence of balconies or other external features, which limit the **daylight and sunlight** that a building can receive.*

*3.10.42 Planning considerations concerning **daylight and sunlight** operate independently of any common law rights and any light and air agreements which may exist. If a development is considered acceptable in planning terms and has planning permission but is not proceeding due to rights to light issues, the City Corporation may consider acquiring interests in land or appropriating land for planning purposes to enable development to proceed.*

Other references:

- 1) See table on page 100:

Who will deliver		
How we will make it happen	Who	When
Design Requiring Design and Access Statements to accompany planning applications. Encouraging pre-application discussions. Using daylight and sunlight impact studies and wind tunnel impact studies, where applicable.	City Corporation- Developers- Historic England- Design Council- Conservation Area Advisory Committee	Ongoing

2) Policy DM19.4 (Play areas and facilities) paragraph 3.19.21 - See Policy CS19 Open Spaces and Recreation

*3.19.21: Play spaces should be appropriate in terms of size and scale, have natural **daylight and sunlight**, meet the needs of various age groups, be accessible to children with disabilities and provide for safe and secure environments incorporating natural surveillance.*

3) Policy DM21.5 (Housing quality standards) - See Policy CS21 Housing

Policy DM 21.5 Housing quality standards

All new housing must be designed to a standard that facilitates the health and wellbeing of occupants, and:

- takes account of the London Plan's space standards and complies with the London Plan's Density Matrix standards;
- provides acceptable **daylight** to dwellings commensurate with a city centre location;
- meets standards for Secured by Design certification;
- maximises opportunities for providing open and leisure space for residents.

Mayor of London/Greater London Authority (GLA)

Current London Plan (2016)

Reference to 'daylight and sunlight' in the current London Plan is in the [Housing SPG](#) (2016) where reference is made to Policy 7.6Bd (Architecture):

Policy 7.6Bd (Architecture)

Buildings and structures should: not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings.