

Rights to Light

Edmund Kirby are one of the few practices to offer Rights to Light Consultancy and have an outstanding reputation in this highly specialised area. Edmund Kirby act on behalf of developers, those parties affected by developments and landowners in providing Rights to Light advice and frequently act as Expert Witnesses in Rights to Light cases.

In acting on behalf of developers Edmund Kirby are able to advise as to the potential Rights to Light risks arising from any particular development and also as to how those risks can be mitigated either by design variations or by designing within a specific building envelope. Liaising with developers and their architects at an early stage in a development project can, and frequently does, result in potential Rights to Light risks being substantially mitigated without the need for negotiation.

Acting on behalf of those parties affected by developments, we can assess what the particular Rights to Light impact will be and can also provide advice as to the appropriate course of action to take either to protect the Rights to Light or to negotiate a suitable settlement. In assessing the potential Rights to Light implications we are able to undertake a full technical analysis and can liaise with legal advisers regarding the preparation of Expert Reports and Expert Witness Statements if required.

On behalf of landowners, Edmund Kirby are able to advise as to how potential Rights to Light issues can be mitigated by adopting appropriate proactive estate management strategies. Such strategies can maximise land values and can greatly facilitate future development.

Once negotiations have been concluded Edmund Kirby Rights to Light experts will liaise with clients' legal advisers regarding the drafting of Rights to Light Agreements to ensure that such agreements accurately reflect what has been agreed by the parties in negotiation.

As well as Rights to Light consultancy, Edmund Kirby are also able to advise as to Sunlight & Daylight Issues arising from city centre developments. Reports can be prepared in support of planning applications or, alternatively, appropriate sections can be prepared for inclusion in Environmental Impact Assessment Statements.

For further information or advice please contact:

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