

Agenda Item 05

Supplementary Information Planning Committee on 21 August, 2019

Case No. 18/4847

Location	Argenta House, Argenta Way, London, NW10 0AZ
Description	Demolition of the existing two storey building (Use class B1) and redevelopment to provide a 24-storey building comprising 130 residential dwellings (37 x 1bed, 75 x 2bed and 18 x 3bed) with associated car and cycle parking, provision for bin stores, landscaping and ancillary works (revised description)

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Clarification on Daylight/Sunlight testing BRE methodology (paragraphs 57 - 66)

Members are advised that NSL (no sky line) testing is a supplementary, not additional, test of daylighting. It is not only undertaken where VSC testing fails to meet the target levels as the BRE does not set out an “either/or” approach. Therefore, if a room achieves the NSL target when one of its windows does not meet the default BRE recommendation for VSC (as is the case with one window serving the side elevation of 52 Tokyngton Avenue) then it would not be correct to report full compliance with the BRE guidelines, as both measures should be satisfied if full compliance is achieved.

As such, where it is stated in the report that VSC testing is failed and an additional test (NSL) applies, it should be clarified that this is not strictly accurate and that NSL testing is always applicable, not just where VSC testing falls short of the specified target.

It is also clarified that NSL testing is undertaken for rooms, not windows.

Recommendation: Continues to be to grant consent, subject to a Stage 2 referral to the GLA, the imposition of the conditions and informatives set out in the committee report and the completion of a S106 agreement capturing the obligations set out in the heads of terms outlined in the committee report.

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