

Agenda Item 05

Supplementary Information Planning Committee on 13 December, 2023

Case No.

23/2811

Location	Land rear of 390-408, High Road, Wembley, HA9
Description	Erection of 2 purpose-built student accommodation buildings up to 20 and 22 storeys with basement level (Sui Generis) connected at ground floor level by a podium together with ancillary communal facilities, internal and external communal amenity space, cycle parking, mechanical plant, hard and soft landscaping, new public realm, play space and other associated works. This application is accompanied by an Environmental Statement.

Agenda Page Number: 63 - 126

Updated Daylight and Sunlight Assessment

There are some alterations and corrections to some of the summary figures referred to in the Daylight and Sunlight assessment section of the committee report. In relation to the existing baseline assessment, the table preceding paragraph 145 correctly sets out that 184 of 535 rooms meet VSC criteria (34.4%). However, this is incorrectly summarised in paragraph 145 within which it is sets out that 416 of 462 windows meet the criteria. Similarly, the table shows that 35 out of 69 rooms meet APSH criteria (50.7 %) while the figures in paragraph 146 specify 80 out of 100 rooms.

The figures for VSC in paragraph 148 (relating to the completed development scenario) also require correction as follows:

"...of the ~~462~~ **535** windows assessed for VSC (daylight), ~~317 (69%)~~ **374 (70%)** meet the BRE criteria".

These summary figures were also captured in the submitted Daylight and Sunlight Assessment which has now been revised to reflect the updated summary figures.

The level of impact associated with the proposal on the daylight and sunlight received by surrounding buildings continues to be considered acceptable.

Recommendation: Remains to grant planning permission subject to the application's referral to the Mayor of London (stage 2 referral), draft conditions as set out within the main committee report, and the prior completion of a legal agreement.

That the Head of Planning is delegated authority to negotiate the legal agreement indicated within the main committee report.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters as set out within the main committee report.

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