

Agenda Item 05

Supplementary Information Planning Committee on 13 November, 2024

Case No. 23/3250

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| Location | 1-11 Elm Road and 10-12 St Johns Road, Wembley, HA9 |
| Description | Demolition of existing hotel building and community centre and erection of an aparthotel plus basement accommodation with associated ancillary facilities, community floorspace (Use Class F1/F2), servicing, landscaping and cycle and refuse storage |

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Additional Objections/Comments Received

An additional petition containing 10 letters of support from properties along High Road was received following the publication of the committee report. The letters outline that the proposed development is attractive and thoughtful and responds to the changing character of Brent town centre. The letters note that this would offer positive outcomes for both businesses and residents, bringing more trade opportunities to the local area and new employment opportunities.

Updates to Report

There are some minor alterations and corrections to the report as set out below. Of the drafting errors listed below where they are incorrectly referenced, these have been removed through a strikethrough, and where text has been inserted this is shown in bold.

Daylight and Sunlight (page 21, paragraph Nos. 77, 78 & 79)

~~'In respect of direct sunlight and overshadowing, the 2022 BRE guidance recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st of February and 21st of March with cloudless conditions. It is suggested that 21st March (equinox) be used for the assessment.'~~
Removed as this details the method of assessing sunlight amenity within proposed residential accommodation, which is not relevant to this proposal.

~~'To assess impacts on sunlight to existing south facing windows and amenity spaces, assessment of Annual Probable Sunlight Hours (APSH) is recommended. Adverse impacts occur when the affected window receives less than 25% of total APSH including less than 5% in winter months and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.80 times its former value.'~~

Removed as the methodology for assessing amenity spaces is detailed within the next paragraph.

'However, the BRE also recognise that different criteria may be used in dense urban areas where the expectation of light and outlook would normally be lower than in suburban or rural areas, and the NPPF also supports a flexible approach to applying standards in order to make efficient use of sites. Where existing buildings have windows close to the site boundaries, the BRE suggests that a new building of similar height and proportions could be assumed in order to derive 'mirror image' target values for VSC. Where the proposed development would affect other newly consented developments, the impact on the **daylight factor or daylight illuminance levels within** ~~Average Daylight Factor (ADF)~~ achieved for those developments can also be used as an alternative means of assessing the impact of the proposed development.'

Amended as Average Daylight Factor (ADF) methodology is not used in the latest BRE Guidance.

Recommendation:

Continues to be to grant consent, subject to the Section 106 obligations and conditions listed in the 'Recommendation' section of the committee report, and referral of the application for Stage 2 review by the Mayor.

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