

## Agenda Item 05

### Supplementary Information Planning Committee on 13 February, 2019

Case No. 18/2984

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Location 6 & 6A Coombe Road, London, NW10 0EB  
Description Demolition of the existing buildings and redevelopment of the site comprising the erection of a part three, five and six storey building providing 727 sqm of flexible employment workspace (Use Class B1), 42 self-contained flats (17 x 1bed, 14 x 2bed and 11 x 3bed) with associated car and cycle parking spaces, refuse and recycling stores, amenity space, landscaping and associated development.

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#### Points of clarification and minor corrections

'Monitoring Residential Breakdown' (table, top of p7): this is based on the number and mix of units originally proposed, and should read as follows:

	1bed	2bed	3bed	Total
Flats - market	11	8	8	27
Flats - intermediate	3	1	0	4
Flats - affordable rented	3	5	3	11

'Principle of Development' (paragraph 6): the applicant has provided further information on the two existing tenancies on site. The existing tenants are on monthly rolling contracts at a discounted rate, and have been on notice for over four years that the lease would expire in 2018 / 2019 and would not be renewed. Both tenants were offered an opportunity to take over the freehold but have declined to do so. Both tenants have provided written confirmation of their intention to relocate in early 2019 and that the applicant has been working with them to allow them the necessary time to do so. Your officers remain of the opinion that the relocation of the existing businesses is acceptable in this instance.

'Design, Scale and Appearance' (paragraph 25): as stated in the committee report, the proposed Local Plan site allocation applying to this site suggests a maximum height of five stories on Coombe Road but allows up to six stories on the Neasden Lane frontage.

'Transportation, Parking and Servicing' (paragraph 72): the cycle parking proposed (96 spaces for residential use and five spaces for commercial use) exceeds the current London Plan requirements (69 and five spaces respectively).

#### Impact on neighbouring properties (paragraphs 42-43)

The applicant's agent has provided the following further information on the impact of the development on daylight and sunlight received by nearby windows in Roger Stone Court:

*Further to the submission of our daylight and sunlight report dated October 2018, we understand that there are some concerns regarding the level of light loss experienced by the facing windows within Roger Stone Court.*

*Our report concludes that the impact to this property is minor and consistent with BRE guidance, despite there being a small number of reductions that go beyond the suggested targets. This is because the BRE guide acknowledges and accepts that there are certain situations where the standard targets cannot be achieved. These are where new development is: -*

- *Located in a dense urban location or city centre;*

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- *Expected to match the height and scale of neighbouring buildings;*
- *Located very close to the boundary with other properties.*

*In the case of Coombe Road, the existing building is relatively small and arguably underutilises the site in a dense urban area. Furthermore, the small number of affected windows within Roger Stone Court are located very close to the boundary between the two sites and entirely dependent on light received from across the Coombe Works site.*

*It seems highly likely that any form of development on this site will involve a substantial increase in massing and a material effect on the light currently received by the facing windows of Roger Stone Court. It is more appropriate to measure the amount of light that remains after the development, rather than the proportional change in light.*

*The results of our assessments show that each of the eight affected windows will receive alterations in VSC to within 0.6 and 0.7 times their existing value, where the BRE target is 0.8 times former value. However, the amount of VSC retained by these windows is between 19% and 25.3%, which is very good for an urban development considering that the BRE target for all types of property (including rural properties) is 27%. As detailed within our report these figures exclude the effect caused by 'self-inhibiting' features of the Roger Stone Court building.*

Officers remain of the opinion that these results are acceptable in this case, given that the existing outlook from the eight affected windows onto the Coombe Works scaffolding business is extremely poor, and as their light and outlook is constrained in any case by the roof overhang on their building and (in one case) projecting balcony, and the benefits of the scheme which include the provision of additional housing (including affordable housing) and workspace.

**Recommendation: Remains to grant consent, subject to the planning obligations and conditions set out in the committee report.**

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