

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 20.04.2021

REG REF. PAGE	ADDRESS	WARD
2020/02271/FUL 54	Imperial Studios, 3-9 Imperial Road	Parsons Green And Walham
Page 31	<p>Paragraph 4.10, second sentence, delete “5.6m” and insert “5.6m-6m”</p> <p>Paragraph 4.10, insert sentence at the end of the paragraph: “On the 16 April 2021, in response to on-going resident engagement between the applicant and the residents, the residents at 6, 7, 8, 9, 10, 11 and 30 Imperial Square submitted a letter stating that they no longer object to the proposal and 3, 20, 21, 22 and 23 wrote in support of the amended proposals”</p>	
Page 33	<p>Paragraph 6.6, point 6 first sentence, delete “for” and replace with “and”.</p>	
Page 37	<p>Paragraph 6.26, second sentence, delete “and is 79 years old.”</p>	
Page 38	<p>Paragraph 6.35, delete second sentence and replace with: “The uppermost parts of the rear elevation, which includes a green roof, would be visible from some views within Imperial Square, but would be largely screened by the existing row of terraced houses adjoining the site.”</p>	
Page 42	<p>Paragraph 6.55, third sentence, delete “5.6m” and insert “5.6m-6m”</p>	
Page 44	<p>Delete Paragraph 6.69, and replace with:</p> <p>“Officers have considered the applicant’s updated Daylight & Sunlight report which followed on from the amended proposals that included reductions to the massing and height of the proposed building. In total 258 windows across 38 properties were included in the assessment. In terms of VSC, all but one (99.6%) of the windows fall within the 20% or are slightly above (between 20% and 25%) the VSC target. The VSC infringements above 20% and below 25% are modest and under more detailed advice contained in the BRE are acceptable.</p> <p>There is one window at first floor level to the rear of 1A Imperial Road (facing the northwest side of the site) where the resulting VSC would be 30% - the window does not appear to be main living area, as the property's main larger windows are in the elevations facing Imperial Road and Harwood Terrace. On balance, the overall internal daylight provision to this space will continue to be good for an urban location, it is considered that it would be unreasonable in this instance to refuse permission on the impact on this window alone given the overall daylight impact of the whole scheme.”</p>	
Page 45	<p>Delete Paragraph 6.71, and replace with:</p> <p>“The submitted daylight/sunlight report includes an assessment of 140 rooms. Of the 10 rooms that fall short of the 0.8 NSL target: 3 are not primary living spaces, being either circulation space, secondary bedroom/study, or bathroom; 5 rooms fall just short (between 0.7 and 0.8) and the remaining 2 rooms are ground floor kitchen breakfast rooms at 22 and 23 Cheryl's Close that fall below the 0.8 NSL target. On balance, given the vast majority of rooms comply with the sunlight target, and taking</p>	

into account the wider benefits of the scheme, the shortfalls are considered acceptable in this particular urban setting.”

Page 45

Delete paragraph 6.74, and replace with:

“In total 258 windows were assessed in terms of sunlight. In the summer months, all the windows are within target or marginally outside the 0.8 target with the exception of 1 window at 1a Imperial Road (0.65). In the winter months, although 19 properties would include windows that fall short of the 20% winter sunlight target, any change would have a disproportionate impact on these particular properties because their windows already receive very little or virtually no sunlight. The 14 properties at 3-16 Imperial Square, have very small rear gardens of between 3m to 6m and those properties are separated from the application site by a 2 storey high boundary wall (5.6m to 6m) which restricts sunlight due to the orientation of the buildings. On 16 April 2021, following on-going resident engagement, the occupiers at 6, 7, 8, 9, 10, 11 and 30 Imperial Square submitted a letter stating that they welcomed the amendments and no longer object to the proposals on any grounds.

To the north-west, the remaining 5 properties, 27-33 Harwood Terrace and 1a Imperial Road, back directly onto the application site and only include very rear gardens (3-m-5.5m deep). These 5 properties receive very little or virtually no sunlight. Overall, the vast majority of windows comply with the winter sunlight target and the shortfalls are considered acceptable in this particular urban setting.

Page 50

Paragraph 6.108, fifth line, delete “Intend to Publish”, and thirteenth line, delete “Intend to”

Page 53

Point 1, add “e.) Annual monitoring fee of £750pa for 10 years.”

Point 2, first sentence, delete “for” and replace with “and”.

Point 3, add new sentence: “Enter into S38 and S72 agreements of the Highways Act

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Warwick Building

Avonmore and Brook Green

Page 57

Condition 2, Approved documents: add “*Landscape and Maintenance Proposals, prepared by Ares Landscape Architects.*”

Page 62

Condition 24, Criteria 1: delete first instance of “remote as”

Page 66

Add condition 34: “*The soft landscaping set out in the approved Landscape and Maintenance Proposals, prepared by Ares Landscape Architects, shall be implemented within the first planting season following first occupation of the development hereby approved, and shall be permanently retained in this form. Any trees, shrubs or planting associated with the soft landscape details that is removed, or seriously damaged, dying, or diseased within five years of the date of planting shall be replaced in the next planting season with a similar size and species to that originally required to be planted.*”

To ensure a satisfactory external appearance of the development, to preserve the special architectural and historic interest of the building of merit and its setting, and to preserve the

character and appearance of the Conservation Area in accordance with Policies D3, G5, G7 and HC1 of the London Plan (2021), and Policies DC1, DC4, DC8 and OS5 of the Local Plan (2018)."

Page 67

Justification, Para 8, line 7: delete "London Plan (2016)"