

ITEM 3

219-223 Coldharbour Lane, London, SW9 8RU

20/01313/FUL

Page Number	Report Changes	Decision Letter Changes
18	<p>Replace Figure 9 with the below:</p> <p>215-217 COLDHARBOUR LANE recent residential development</p> <p>Private gated entrance and passageway serving 215-217 Coldharbour Lane</p> <p>4.6</p> <p>structural columns indicative only</p> <p>EXG RETAIL 114.5 sq m</p> <p>B1 137.7 sq m</p> <p>13x SHORT-TERM CYCLE HOOPS AT 1.5 cycles</p> <p>1x LONG-TERM CYCLE HOOP AT 2 cycles</p> <p>1x SHORT-TERM CYCLE HOOP AT 1.5 cycles</p> <p>1x LONG-TERM CYCLE HOOP AT 2 cycles</p> <p>new entrance to 1st flr</p> <p>SPACE FOR 1x ADDITIONAL SHORT TERM CYCLE HOOP (if required)</p> <p>new entrance to 8 Bats</p> <p>sliding door</p> <p>14 LONG-TERM CYCLE SPACES INCLUDING 12 IN STYLE 2 TIER & 2 SHARED HOOP SPACES ALL RESIDENTIAL SEE PAGE 16</p> <p>FLAT ROOF HINTON ROAD 7a</p> <p>B1 122.5 sq m</p> <p>apartments over</p> <p>KEY:</p> <p>new structure</p> <p>exg to be retained</p> <p>COLDHARBOUR LANE</p> <p>HINTON ROAD</p> <p>2m</p> <p>5m</p> <p>Existing crossover reduced by 5m from 7m to 2m (including transition and materials subject to Conditions and technical design.)</p>	No

20	<p>Para. 61 to include the following wording:</p> <ul style="list-style-type: none"> - the crossover was amended to show that it will be partially removed; this is because the vehicular access is not necessary, however partial retention of dropped kerb is required for the manoeuvring of refuse/recycling bins. - 	
33	<p>Para 11.26 to include the following wording:</p> <p>The site currently has 317sqm of employment-generating sui generis floorspace. While there is no guidance in the Employment Density Guide on the level of employment such Sui Generis use can generate, a unit falling within a B2 Use class which includes car repairs and therefore can be seen as comparable could generate work for approximately 9 employees</p> <p>The proposal would increase this to a total of 329sqm of B1 employment floorspace which could generate between 7 and 41 jobs depending on the exact use.</p>	
54	<p>Para. 14.44 to include the following wording:</p> <p>14.44 The VSC results of the windows to this property were assessed with and without the balconies on the front elevation of No. 220 Coldharbour Lane. With the balconies in place, 2 windows would have a minor adverse impact (W5/191 and W12/191). These windows as existing have VSC values of 10.10 and 7.43 respectively. These would be reduced to 7.39 and 5.89. Without the balconies, the impacts on the windows are negligible.</p>	No
61	<p>Para 17.8 to include the following wording:</p> <p>The current London Plan advises that for A1 (food retail) and A3 uses, 1 short-term cycle space should be provided per 40sqm. The emerging London Plan standards have a threshold of 100sqm before the cycle parking standards are required, thereafter the short-term standard is 1 space per 20sqm. The A1/A3 space would be 206sqm in total, therefore the proposals comply with this policy, as 5 short-term spaces are required and 6 are provided. The provision is acceptable.</p>	No

86	Informative 18 to include the following wording: Further to condition 5, the cladding panel details must include consideration and narrative of the levels of glare expected from the proposed material. A material with low level reflectivity to avoid unacceptable impact on the neighbours should be used.	Yes
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