

DEVELOPMENT COMMITTEE 27 APRIL 2021

UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/20/00415	140, 146 Brick Lane and 25 Woodseer Street, London, E1 6RU	Redevelopment to include erection of a part five storey office building (Class B1) plus rooftop plant with ground floor and first floor commercial units (Class A1/A3) and two storey basement for provision of plant, servicing, storage and a gym (Class D2) (140 Brick Lane - Plot S1), linked to the reconfigured ground floor of the adjacent building and provision for commercial units (Class A1) (146 Brick Lane - Plot H), refurbishment and two storey extension of the adjacent building (25 Woodseer Street - Plot S2) for office use (Class B1) with ground floor commercial unit (Class A3), plus rooftop plant and external landscaping.

1.0 NEW REPRESENTATIONS

- 1.1 71 additional letters of objection have been received since 20 April 2021 when the Committee Report was published. These included a letter signed by 90 traders in Brick Lane.
- 1.2 There were no new points of objection raised, beyond those already reported.
- 1.3 A letter was received raising concerns in relation to the daylight and sunlight assessment methodology and inviting the applicant to access neighbouring properties to measure internal rooms to inform the assessment.
- 1.4 The Council's daylight and sunlight consultant (Delva Patman Redler) has advised that it is very rare that site visits are undertaken in advance of a planning submission. Consultants will usually rely on floor plans obtained from estate agent particulars or online planning searches or use assumed layouts where these are not available. The BRE Guide does state that the daylight distribution (/no skyline assessment) can be undertaken where room layouts are known, but it is a standard approach to use assumed layouts where these are not available to provide a more complete understanding.
- 1.5 One additional letter of support has been received from a local resident. There were no new areas of support raised.

2.0 CLARIFICATIONS

- 2.1 The Planning History section within Chapter 3 of the report should include the following proposal affecting land to the north of the site at the corner of Buxton Street and Spital Street, London

Demolition of the existing store building, substation and workshop and boundary wall to Buxton Street and Spital Street up to the Cooperage Building and erection of a 3 storey high Data Centre with basement accommodation (Use Class B8) including provision of Use Class B1 enterprise / D1 training floorspace, provision of rooftop satellite dishes, roof mounted mechanical plant, security fencing and bollards, cycle parking and provision of two electric charging car parking spaces.

- 2.2 Clarification to paragraph 7.66 to note that the proposals would be **partially visible** across the base of the Truman's chimney in a view towards the south. This does not change the overall heritage assessment.
- 2.3 Additional condition to be added to the list of conditions set out in Section 8 of the report, to require that an 'obscured windows scheme' is submitted to the council prior to occupation. This is to ensure that the amenity of all nearby residential properties is protected.

3.0 REVISIONS TO PLANS

- 3.1 Minor errors were identified in the plans in relation to window locations on the corner of Brick Lane and Woodseer Street. These have now been rectified and submitted the council. These amendments do not raise any new material planning issues.

The following plans are been updated:

- South elevation [GE-01 Rev P4];
 - First floor plan [GA-01 Rev P5];
 - Second floor plan [GA-02 Rev P5];
 - Third floor plan [GA-03 Rev P5];
 - Fourth floor plan [GA-04 Rev P5];
 - Section CC [GS-03 Rev P3];
 - Section FF [GS-06 Rev P3].
- 3.2 Additional planters have been introduced to the second-floor outdoor terrace opposite 28 Woodseer Street to prevent users using the space closest to the edge of the terrace and hence protect the residential amenity of the residential units within 28 Woodseer Street. A condition is recommended requiring these to be retained in perpetuity.
- 3.3 Two updated Statement of Community Involvement documents have been submitted by the applicant which are to be added to the list of approved documents in the Committee Report Appendix.

These include:

Statement of Community Involvement (February 2021), prepared by People & Tech.
Statement of Community Involvement Addendum (April 2021), prepared by Kanda.

Both reports set out how the applicant has engaged with the local community.

4.0 RECOMMENDATION

4.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report and all conditions/obligations, plus the following additional conditions:

- Scheme to be approved for the provision of obscure glazing;
- Planters to be provided as shown on approved plans and to be retained as such for the lifetime of the building.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/20/02552	Community Centre and Adjoining Land, Gill Street, London, E14 8AN	Demolition of existing modular buildings and construction of a part-one and part-seven storey building comprising community use (Class E (e-f) and Class F1) at ground floor level and 15 x residential dwellings (Class C3) above together with associated amenity areas, cycle and car parking (in the form of 1 x accessible parking bay), refuse/recycling stores and landscaping, including refurbishment of existing play and amenity space adjoining Trinidad Street and provision of replacement MUGA.

1 CLARIFICATIONS

- 1.1 Paragraph 4.8 states that Councillor James King submitted a letter of support to the scheme. This should be corrected to state that Councillor James King responded to concerns raised in a petition that was sent to him. However, this was not a formal response to the consultation.
- 1.2 Councillor James King sent a letter addressed to the Committee on 26th April 2021. Most of the points raised are not planning matters and are either contextual or relate to the management of the adjoining estate. However, the letter states that the community use (Use Class E/F1) portion of the development is too small as currently proposed and should be increased to cater for local needs.
- 1.3 The main report confirms that the proposed community facility would be 140 sq.m. which is larger than the existing temporary buildings and therefore complies with Local Plan policy D.CF2.

2 RECOMMENDATION

- 2.1 The officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report and all conditions/obligations.