

BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

15th December 2010 at 7:00 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal
7.1	PA/10/01486	Cutty Sark House, Undine Road, London	Demolition of existing building and erection of two buildings (1 x 4-storey and 1 x 5-storey) to provide 25 residential units and associated landscaping.

Agenda Item number:	7.1
Reference number:	PA/10/01486
Location:	Cutty Sark House, Undine Road, London
Proposal:	Demolition of existing building and erection of two buildings (1 x 4-storey and 1 x 5-storey) to provide 25 residential units and associated landscaping.

1.0 Additional information received

- 1.1 Further to publication of the Committee report, an updated BRE Sunlight and Daylight Study, compiled by Right of Light Consulting, has been submitted by the applicant relating to the reconfigured ground floor layout of the western block.

2.0 Assessment of the updated Sunlight and Daylight Report

- 2.1 The updated Sunlight and Daylight Report considers the impact of the revised ground floor layout of the western block and the construction of a 2m high wall along the western boundary of the site upon the living conditions of future occupants of the affected units.
- 2.2 The report demonstrates that despite the construction of the adjacent wall, the reconfigured layout would allow all ground floor habitable rooms to receive sufficient sunlight and daylight to a satisfactory depth to comply with the relevant BRE standards.

3 RECOMMENDATION

- 3.1 The additional material has been considered and the officer's recommendation remains unchanged.