

<b>Agenda Item number:</b>	6.4
<b>Reference number:</b>	PA/14/02753 and PA/14/02754
<b>Location:</b>	The Forge, 397 & 411 Westferry Road, London, E14 3AE
<b>Proposal:</b>	Change of use of part of The Forge from office (Use Class B1) to convenience retail food store (Use Class A1) with gross internal floor area of 394 sq m and net sales area (gross internal) of 277 sq m; and change of use of the remainder of The Forge (Use Class B1) to interchangeable uses for either or financial and professional services, restaurants and cafes, drinking establishments, business, non-residential institutions (nursery, clinic, art gallery, or museum), or assembly and leisure (gym), namely change of use to uses classes A2, A3, A4, B1(a), D1 and D2; with 297.17 sq m GFA of new floor space created at 1st floor level for business (Use Class B1(a)) and internal and external changes and maintenance to The Forge to facilitate the change of use to retail convenience store including new customer access to the north elevation, internal partitions, works to the roof to facilitate new plant equipment and satellite dish; making good to walls (internal and external), maintenance to internal cranes and general building maintenance; Demolition of external walls to facilitate access to The Forge and rebuilding of one wall, repositioning of lighting column, and cycle parking.

## 1. CLARIFICATION

- 1.1 Paragraph 13.14 should have specify an end time for newspaper deliveries to 08.00 daily so that it does not conflict with school drop-off times.

## 2. REPRESENTATIONS

- 2.1 Eight more letters of objection were received since the publication of report raising issues already covered in the main report.
- 2.2 One of these letters from GLIAS raises points not previously mentioned in the report. They maintain their objection but would like to see a number of changes to minimise harm should the application be granted, including:

- Reduced office space

(Officer comment: officers consider the proposal which has been submitted and in consultation with the Council's Conservation and Heritage Officer was found to be acceptable on balance.

- Extra room needed for toilets, kitchens and other facilities to make the flexible unit viable without further cutting views of outstanding features and the feeling of space generally.

(Officer comment: once tenants are identified for the proposed units a separate listed building consent(s) will be required for any further alterations that are part of this proposal).

- Page 10 of the Design and Access Statement portrays the flexible space as twice as long as it would be so is misleading

(Officer comment: page 10 provides visual indication of the proposed space and officers have not relied on this information, rather, have considered the detailed plans which would form a part of the approval.)

- Move longitudinal dividing wall slightly further from the arcade

(Officer comment: the applicant is happy with this suggested minor alteration and the details can be secured through a condition)

### **3. POLICY UPDATE**

- 3.1 On 10 March 2015 the Mayor published the Further Alterations to the London Plan (FALP). From this date the FALP are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for London.
- 3.2 Accordingly, the London Plan, 2011 is now referred to as the London Plan consolidated with alterations since 2011 (March 2015).
- 3.3 The relevant policies as set out in section 7 of the original report remain relevant, and due consideration has been given to the further alterations. The conclusions of the report remain as originally set out, and the proposed development is considered to be in general accordance with the London Plan, as consolidated.

### **4. ADDITIONAL CONDITIONS**

- 4.1 In paragraph 3.2, include additional conditions to the Full Planning and Listed Building Consent to secure further details of the move longitudinal dividing wall slightly, as suggested by GLIAS.
- 1.2 Include additional condition to restrict any potential future permitted change of use from flexible unit (A2, A3, A4 and/or A5) to A1.

### **4. RECOMMENDATION**

- 4.1 The Officer' recommendation remains as set out in paragraph 12.1 of the Committee Report.