

Agenda Item number:	8.4
Reference number:	PA/15/01208
Location:	Former Beagle House (now known As Maersk House), Braham Street, London, E1 8EP
Proposal:	Demolition of all existing structures and erection of a mixed use development comprising flexible retail floorspace (2,010sq.m) at ground level (Use Classes A1-A3), with office (Use class B1) floorspace above (33,459 sq.m (GIA) contained within a single building of ground floor plus 17 storeys (and an additional two storeys of enclosed plant at roof level and two basement levels) allowing for a maximum height of 88.15m AOD to parapet, and associated public realm landscaping

1. CLARIFICATIONS

- 1.1 In Paragraph 2.1(a) typing error "The potential new job opportunities should read approximately 1,660 and not 16,660 as stated.

Daylight/sunlight Impacts on Commercial Building

- 1.2 Amend paragraph 13.14 to read as follows "In No. 25 Camperdown Street 90% of the rooms currently experience less than 2% ADF value and as such would already rely on electric lighting as the main source of room lighting" rather than stating the ADF as less than 1%

Effect on sunlight/overshadowing of Braham Open Space

- 1.3 Amend paragraph 13.20 to read: *The BRE guidance recommended that for an outdoor amenity space to appear adequately sunlit throughout the year, at least half the amenity area should receive at least two hours of sunlight on 21 March.* The word "half" was missing from this sentence.

Planning Obligations

- 1.4 Amend paragraph 15.15 to state £448,133 rather than £411,133.

Mayoral and LBTH Community Infrastructure Levy

- 1.5 Within Section 23 of the Committee Report (Financial Considerations) the amended amount payable to the Mayor of London CIL is £3,843,860 (consisting of £2,713,065.50 Crossrail SPG Charge Payable and £1,130,793.50 London Mayor's CIL). The LBTH CIL is £2,510,836.75

2.0 LOCAL REPRESENTATIONS

- 2.1 A further objection was received last week from the owners of No 25 Camperdown Street. This identified errors in the submitted Daylight/Sunlight Report, namely:
- Incorrectly labelled appendices to the daylight and sunlight study what should have been labelled "Existing and Proposed" was in fact labelled *Consented V Proposed*.
 - *The objection raised the following issue in light of this "The error led to the officer report understating the existing levels of daylight as assessed in terms of Vertical Sky Component (the objector considers the existing accommodation to benefit*

from 15% VSC) and therefore the losses are significant against existing and the No Sky Limit reduction should be considered severe”.

2.2 *A further error was noted by the objector that pointed contained in Committee Report stating that in No 25 Camperdown Street 90% of the rooms [currently] experience less than 1% ADF value and as such they would already rely on electric lighting as the main source of lighting” The report should have stated experience less than 2% ADF.*

2.3 *The acknowledged errors in the submitted daylight/sunlight report and in respect of the Committee Report are corrected above.*

(Officer Comment: These errors are acknowledged however they do not raise any new material planning consideration and when corrected do not alter the officer conclusions that the scheme has no material loss on daylight on No 25 Camperdown Street compared to the consented scheme when assessed against BRE’s ADF calibration with 90% of the rooms currently experience less than 2% ADF value and as such would reasonably be expected to rely on electric lighting as set out in British Standard BS8206.

In terms of existing vs proposed daylight conditions affecting 25 Camperdown Street, it is worth noting that when considering VSC (daylight distribution) the existing office accommodation can reasonably be expected to rely on artificial lighting at the moment given its dense urban location and as office accommodation typically has deep open plan layouts therefore more of the room is set some distance from the windows and liable to rely on artificial lighting).

3. RECOMMENDATION

2.2 The Officer’ recommendation remains unchanged.