

UPDATE REPORT, DEVELOPMENT COMMITTEE. 4th June 2020

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/19/02579	Lamb Court, 69 Narrow Street, London E14	The erection of a 4 storey building comprising one studio unit and two, 2 bedroomed self-contained flats, with a reception and concierge area on the ground floor.

1.0 POINTS OF CLARIFICATION

- 1.1 Paragraph 6.4 should include reference to the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.2 Paragraph 7.17 should make reference to the 6 trees on the site which are visible from Albert Mews and which currently contribute to the verdant character of the conservation area. These trees would be lost with the development in place. However, the replacement building would be of high quality design, with robust materials, with a window arrangement which would match that of the adjoining terrace. In addition, the Albert Mews elevation would include areas of verdant planting which would be visible from the street. Given these factors and having special regard to Section 72 of the Act, it is considered that the proposal would preserve the special character of the Narrow Street Conservation Area. Further, it is not considered that the loss of these trees would result in harm to the significance of the conservation area as whole, in compliance with the relevant paras in the NPPF. It is also relevant the scheme provides public benefits, namely the provision of additional housing as well as an overall uplift in biodiversity, including the re-planting of native tree species would offset the loss of the 6 trees.
- 1.3 Paragraph 7.35 should include reference to the addition Swift bricks as a further biodiversity enhancement measure, which would be secured through pre commencement condition 13.

2.0 RECOMMENDATION

- 2.1 That planning permission is APPROVED for the reasons set out in the main report.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/19/02281	Bow Exchange, 5 Yeo Street, London E3 3QP	Demolition of the existing building and redevelopment of the site comprising the erection of 4 to 9 storey building to provide 2,471sqm of flexible B1c workspace at ground and mezzanine level and 92 residential units (Use Class C3) on the upper floors, together with landscaped public open space, communal amenity space, on-site child play space, waste storage, cycle parking and disabled car parking.

1.0 POINTS OF CLARIFICATION

1.1 Paragraph 7.31 to be corrected to read:

10 units (10.8%) would be wheelchair accessible, in accordance with Part M 4(3) of the Building Regulations. Eight of these units would be wheelchair accessible and be made available for residents of the 3 bed, 5 person affordable rented units, which addresses demand and need. The remaining 82 units (89%) would be accessible and adaptable units in accordance with Part M 4(2) of the Building Regulations.

1.2 Paragraph 5.10, and 9.2 (c) refer to a carbon offsetting financial contribution amount of £325,080. An updated Energy Statement Addendum has been submitted since the publication of the Committee Report which has been reviewed by Council's Sustainability Officer who has confirmed a revised financial contribution amount of £145,980. The figures stated within the aforementioned paragraphs should state the revised amount of £145,980.

1.1 Paragraph 7.171 contains figures relating to Baseline and Proposed Scheme CO2 Emissions. The should be amended to read as follows:

- Baseline – 145.7 tonnes CO2 per annum
- Proposed Scheme – 81.1 tonnes CO2 per annum

1.2 Paragraph 7.172 should be amended to read as follows:

The total on-site site wide CO2 emission reduction is anticipated to be 44.4% using SAP10 carbon factors. This demonstrates the proposals are for a 64.7 tonnes/CO2 reduction in on-site emissions and would result in a carbon offsetting contribution of £145,980 to offset the remaining 81.1 tonnes CO2 and achieve net zero carbon for the proposed development.

2.0 DAYLIGHT/ SUNLIGHT ADDENDUM

2.1 An external review of the applicants Daylight/ Sunlight Report was carried out by Delva Patman Redler (DPR). DPR noted that testing in relation to overshadowing of

neighbouring amenity areas was carried out using a transient shadowing imagery, rather than the more objective 'two hours of sun on the ground' methodology. DBS recommended that further testing be carried out using that approach.

These tests were duly submitted to the LPA by the applicants Daylight/ Sunlight Consultants, Robinsons, on 28th May 2020. The results indicate that the amenity areas at Tallow Court and Caspian Wharf are fully compliant with the BRE guidance.

3 RECOMMENDATION

3.1 Officer recommendation remains that planning permission should be APPROVED.