

UPDATE REPORT, DEVELOPMENT COMMITTEE. 5th November 2020

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/20/00123	Site at 13-15 Dod Street, London	Demolition of the existing office and job centre building. Erection of building of up to 8 storeys comprising 84 residential units (Use Class C3) with basement car parking, associated hard and soft landscaping and infrastructure works.

1.0 Additional Information

- 1.1 The applicant has provided a technical note that acts as an addendum to the Daylight and Sunlight Assessment as a result amended affordable housing which resulted in minor change in the floor plans. The technical assessment reviews the assessment for the habitable rooms within the development the amendment of floorplans at ground, first and second floor level to the proposed block fronting Dod Street.
- 1.2 The updated assessment concludes that the levels of daylight and sunlight received by the proposed units are similar to those in the submitted initial Daylight and Sunlight Report, and as such the conclusion reached in the report remain the same.
- 1.3 The proposed units will receive adequate levels of daylight and sunlight, and are typical for an inner-city environment.

2.0 Additional Consultation Response

- 2.1 On receipt of notification of consideration of the application at committee, a resident of Chaldrone Court resubmitted an objection sent in response to public consultation.
- 2.2 The letter does not raise any additional material planning considerations.

3.0 Corrections and additions

- 3.1. Paragraph 7.83 should be followed by:

Menteath House

- 7.85.1 Of the 24 windows assessed for VSC, 22 (92%) comply with the BRE guidelines. The 2 windows that fall below the recommended target values are on the ground and second floors of the flank elevation facing the site and are thought to serve bedrooms. These windows experience a 58% and 46% reduction respectively from the existing figures which is considered a major adverse impact.
- 7.85.2 For NSL, the rooms that are served by the same 2 windows do not meet the recommended guidelines, experiencing a 52% and 30% reduction from the existing values. This constitutes a major and moderate adverse impact.

- 7.87 Overall, the majority of the windows do comply with the BRE guidelines, however based on the results for those windows/rooms directly facing the site the impact to this property is considered to be moderate adverse.

Aspen Court and Minchin House

- 7.89 All windows and rooms within Aspen Court and Minchin House would comply with the BRE guidelines and therefore the impact to these properties is considered to be negligible.

3.0 RECOMMENDATION

- 3.1 Officer recommendation remains that planning permission should be APPROVED.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/19/00559	102-126 and 128 The Highway, London E1W 2BX	Demolition of existing petrol filling station (sui generis use class) and drive-through restaurant (A3 use class) and redevelopment of site to provide buildings ranging in height from 5-7 storeys, comprising 80 residential dwellings (C3 use class) and 587sqm (GIA) commercial floorspace (flexible A1/A2/A3/A4/B1/D1/D2 use classes) plus associated servicing, parking and refuse stores, amenity space and public realm enhancement. Refurbishment of existing public house (302sqm).

1 CORRECTIONS, ADDITIONS AND CLARIFICATIONS

1.1 Paragraph 1.1 should be updated to refer to the correct site area of 0.29 Ha.

1.2 Paragraph 7.133 should be updated with the proposed long stay residential cycle parking at 158 spaces rather than 147 as stated in the report. Provision therefore exceeds the Draft London Plan requirement for 147 spaces. The proposed long stay commercial is 12 spaces rather than 11 as stated in the report.

1.3 The list of drawings in Appendix 1 should be updated to include section plans:

- 3433_PL(20)200
- 3433_PL(20)201
- 3433_PL(20)202
- 3433_PL(20)203
- 3433_PL(20)204
- 3433_PL(20)205
- 3433_PL(20)210 Rev E
- 3433_PL(20)211 Rev E
- 3433_PL(20)212 Rev E
- 3433_PL(20)213 Rev D
- 3433_PL(20)214 Rev E
- 3433_PL(20)215 Rev C
- 3433_PL(20)240 Rev B
- 3433_PL(20)241 Rev B
- 3433_PL(20)242 Rev B
- 3433_PL(20)243
- 3433_PL(20)244
- 3433_PL(20)501
- 3433_PL(20)502
- 3433_PL(20)503
- 3433_PL(20)504

1.4 Paragraph 7.75 to be amended to include the following:

It is considered that the proposal would result in less than substantial harm to the setting of the Grade I listed St George in the East Church, and within that context, the townscape context and appearance of the conservation area. Simultaneously the proposal would preserve and enhance the conservation area particularly considering the welcome refurbishment and reuse of The Old Rose as a working Public House. Any harm to these designated heritage assets is considered to be at the lower end of less than substantial harm.

3.0 RECOMMENDATION

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