

UPDATE REPORT, DEVELOPMENT COMMITTEE. 11th March 2021

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/20/02101 PA/20/2102	Bow House and Theatre Building, 1 Paton Close London E3 2QE	<p>PA/20/02101: Development to provide a two-storey roof extension to the existing Theatre Building, 1 Paton Close, comprising nine dwellings (2x one-bedroom, 4x two-bedroom and 3x three-bedroom), associated cycle parking, access, refuse and recycling storage, amenity space, landscaping, and restoration works to the existing facade of the existing Theatre Building and adjoining Bow House.</p> <p>PA/20/02102: Works to the Listed Building for restoration works to the existing facade of the existing Bow House building.</p>

1.0 Corrections and additions (shown in bold)

1.1. Paragraph 2.2 had inaccurate floor areas for some of the units. It should be as follows:

- Unit 1: 2 bed 4 person 70sqm, 7sqm private amenity space,
- Unit 2: 1 bed 2 person **53sqm**, 5sqm private amenity space,
- Unit 3: 2 bed 3 person 61sqm, 7sqm private amenity space,
- Unit 4: 2 bed 3 person 62sqm, 6sqm private amenity space,
- Unit 5: 1 bed 2 person 50sqm, **6sqm** private amenity space,
- Unit 6: 3 bed **4** person **90sqm**, 8sqm private amenity space,
- Unit 7: 3 bed 5 person 101sqm, 8sqm private amenity space,
- Unit 8: 3 bed 5 person 99sqm, 8sqm private amenity space,
- Unit 9: 2 bed 3 person 61sqm, 5sqm private amenity space.

1.2 Paragraph 2.6 should read (amendments are in bold):

*The building currently has **20** cycle parking spaces (Sheffield type). **16** additional secure cycle parks (standing type) will be provided for residents.*

1.3 Paragraph 7.7 should read:

The application proposes nine (9) residential units:

- *1x 2 bedroom 4 person*
- *2 x1 bedroom 2 person*
- *3 x 2 bedroom 3 person*

- **2 x 3 bedroom 5 person**
- **1 x 3 bedroom 4 person**

*Given the small size of the scheme and the fact that a mixture of units will be provided, including **family sized dwellings** for which there is a clear need, the proposed mix is supported. The range of units will fill a need and provide improved facilities and amenities in accordance policy S.H1.*

1.4 Paragraphs 2.11, 7.14 and 8.4 should refer to a revised figure **£610,288.59** and should read:

*2.11 No affordable housing on site is proposed or required; however, a section 106 planning obligations for small sites contribution will be sought. Using the current version of the small site's calculator (Affordable Housing Commuted Sum Calculator for 10 Units or Less), the total sum of the contribution required is **£610,288.59**.*

*7.14 The proposal would amount to the requirement of **£610,288.59** towards affordable housing contribution. This financial obligation would be sought through a s106 agreement.*

8.4 £610,683.59 towards affordable housing contribution

1.5 Figure 1 should be titled pre-application iteration of the scheme. Figure 3 is the correct visual for the proposed development.

1.6 Paragraph 7.33 should read:

*7.33 16 new standing cycle parking spaces will be provided within the basement in addition to existing **20** cycle parking spaces (Sheffield stands). Highways officers have highlighted that standing spaces are not preferred as they limit accessibility, given the constraints of the site the location and type of the new spaces will be acceptable. The spaces will be secure given they are located within a secure basement floor. The spaces will also be step-free and access out the building is provided via ramp to Paton Close.*

2.0 RECOMMENDATION

2.1 Officer recommendation remains that planning permission and Listed Building Consent should be APPROVED.

