

**DEVELOPMENT COMMITTEE 23 AUGUST 2021
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

Agenda item no	Reference no	Location	Proposal / Title
7.1	PA/20/02589	Land to the east of 68 to 80, Hanbury Street, London, E1 5JL	Erection of a new six storey building to provide 1,248sqm of Use Class E(g) co-working space, to serve as an extension to the existing co-working space at 68-80 Hanbury Street, including the provision of an on-site servicing yard, cycle parking and refuse storage facilities, together associated with hard and soft landscaping works.

1 Consultations

1.1 The Borough Conservation Area and Design Advisory (CADAP) reviewed the scheme at pre-application stage in January 2018 and October 2019. In precis at the 2nd session the Panel commented as follows:

1. Expressed no issue with the scale and massing, following reduction changes from 1st session. CADAP impressed with the innovative and exciting design.
2. Raised serious concerns about the ground floor of the building and its relationship to the street relating to concerns over insufficient active frontage and the dominance of servicing arrangements.
3. Concern about the proportions of the ground floor appearing somewhat squat and invited the applicant consider provision of a double height space at ground floor.
4. Questioned the durability of the materials (notably use of polycarbonate over conventional glazing); whether building would cause unacceptable light pollution; and if the right approach to ventilation (a sealed approach) had been chosen.
5. Panel questioned how the building could be future proofed as designed for specific mode of use, so that it could easily be adapted to the needs of another occupier in the future.

1.2 With regards to the above Points 2 and 3 the design was changed prior to application submission to address the concerns with the service entrance screened and made visually less dominant made and the sum and height of glazing been increased to help address concern of ground floor appearing squat and to provide a more active frontage. Re Points 4, applicant reverted to using regular glazing as opposed to polycarbonate and all materials will be conditioned with samples received prior to discharge. Blinds as suggested by CADAP and controlled by planning condition will address concerns over light pollution to residents to the rear. Ventilation will not be a sealed system rather using a combination of mechanical ventilation alongside natural ventilation. Point 5 – officers note comment but re are but are satisfied the internal configuration is capable of future adaption if required.

2 Additional Representations

2.1 A pro-forma representation has been received consisting of 48 signatures in support has been received on 13th Friday 2021.

2.2 The additional responses are summarised as below:

- Increase footfall for local businesses.
- Provide new jobs during the construction phase
- Provide Second Home with more capacity to host local events
- Provision of affordable workspace for charities and other organisations
- The removal of an underused parking lot and provision of cycle spaces to encourage sustainable travel

2 Clarifications and Corrections

- 2.1 In the 'Proposals' subheading of the committee report, paragraph 2.3 in error states "Vehicular access would be gained from the south of the site from Hanbury Street". The sentence is corrected to state 'Vehicular access would be gained from the north of the site from Hanbury Street'.
- 2.2 In the 'Outlook, Sense of Enclosure and Overlooking' subheading, paragraph 7.60 states "The separation distance between the proposed development and 61 / 63-65 Princelet Street is 11.5m - 13.2 metres from first to fourth floor...". It is corrected to state "The separation distance between the proposed development and 61 / 63-65 Princelet Street is 11.1m - 13.2 metres from first to fourth floor..."
- 2.3 In the 'Daylight and Sunlight' subheading, under the assessment of 63-65 Princelet Street, paragraph 7.63 states "A first-floor living/kitchen/dining and third floor bedroom (W1/First and W1/Third) would experience an alteration of 20.5% and 36.3% respectively". This is corrected as follows "A first-floor living/kitchen/dining and third floor bedroom (W1/First and W1/Third) would experience an alteration of 36.3% and 20.5% respectively."
- 2.4 In the 'Infrastructure Impact' subheading of the committee report, paragraph 7.110 states "It is estimated that the proposed development would be liable for Tower Hamlets Community Infrastructure Levy (CIL) payments of approximately £232,792.23". This should be amended to "It is estimated that the proposed development would be liable for Mayor of London Community Infrastructure Levy (CIL) payments of approximately £232,792.23."

3 Recommendation

- 3.1 The committee are invited to note the additional representations and clarifications. There are no changes proposed to the officer recommendation to grant planning permission.