

DEVELOPMENT COMMITTEE. 03rd February 2022

UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
6.1	PA/20/01442/A1	Walker House, 6-8 Boundary Street, London	Change of use of first floor office use (use class B1a) to 4no residential units (Use class C3). Construction of a two-storey building to the rear to provide office space (use class B1a)

1.0 NEW REPRESENTATIONS

1.1 7 additional new letters of objection, as well as 9 updated letters of objection from previous objectors, have been received since the publication of the committee report on 27 January 2022. The only new points of objection which have been raised are:

- references to an existing development which has been built within the courtyard of a different group of buildings within the Boundary Estate at Marlow Workshops;
- a query regarding light pollution from the new office building; and
- a query regarding control of use of the office building to prevent it becoming a building used to service the “night-time economy”.

1.2 Regarding the development referred to at Marlow Workshops, that development is of a significantly different scale, design and type to the current proposals. For the reasons set out in paragraphs 7.48 to 7.62 of the Committee Report, Officers are of the opinion that the proposal site is of lesser significance to the Conservation Area and so the weight that the Marlow Workshops development carries in consideration of the proposals at Walker House would be significantly reduced.

1.4 The query relating to light pollution is dealt with at paragraph 7.105 of the Committee Report.

1.5 Public houses, bars and drinking establishments do not fall within Class E and hence planning permission would be required. Furthermore, a planning condition to prohibit the change of use of the office to other uses within Class E (which includes uses such as cafes, restaurants and shops) is recommended in the main report.

2.0 Clarifications

Description of Development

2.1 The description of development does not currently refer to the amendments to the residential entrance of Walker House. It has therefore been agreed to amend the description of development to the following (amendment in *italics*):

“Change of use of first floor office use (use class B1a) to 4no residential units (Use class C3). Construction of a two-storey building to the rear to provide office space

(use class B1a). *Amendments to residential entrance at junction of Boundary Street and Calvert Avenue*"

Car Parking

- 2.2 Paragraph 7.111 of the Committee Report describes the proposed parking arrangements and states that the remaining 7 spaces which are not specifically allocated for the commercial use at Leyton House are for "unallocated general use". The Applicant has confirmed that these 7 spaces are, in fact, specifically being re-provided for existing residents of Walker House who have car-parking spaces within their private lease agreements.

3.0 ADDITIONAL CONDITIONS

- 3.1 Officers propose that an additional condition be attached to any permission to ensure that the amendments to the residential entrance of Walker House which have been proposed will be undertaken prior to occupation of the new office and residential development so that the public benefit identified arising from those amendments is secured.

4.0 RECOMMENDATION

- 4.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the Committee Report and with application of all the planning obligations and planning conditions set out therein, plus the following additional condition:

The entrance improvement works to Walker House shall be carried out in full, prior to the first occupation of either the residential or office floorspace, hereby approved.