

**STRATEGIC DEVELOPMENT COMMITTEE 21 JULY 2022
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

General

1.1 Applications under consideration were submitted prior to the publication of the updated Building Research Establishment (BRE) daylight and sunlight guidance. The assessments have been carried out in accordance with BRE 2011 guidance, which was in place at the time of validation, as required by the Council's Local Validation Requirements and the supporting text to Local Plan policy D.DH8.

Agenda item no	Reference no	Location	Proposal / Title
4.1	PA/21/02776	15-27 Byng Street, 29 Byng Street (Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London E14	Demolition of the existing buildings and structures and construction of residential dwellings (Use Class C3), public realm works, landscaping, access, servicing, parking and associated works.

1. ADDITIONAL REPRESENTATION

1.1 An additional representation was received on 21.07.2022 from a resident of Bellamy Close. The comments can be summarised as follows:

- Lack of social housing, only 12 are provided
- The proposed homes are much smaller than the current ones with smaller gardens
- New scheme takes away all parking. Is disabled parking being met?
- Have EV charging points been considered?
- Open space is being taken away and none of the residents will go all the way over to Trafford Street
- No community hall is provided
- Some of the new houses will lose their natural daylight
- Poor consultation with residents

Officers will respond to each point raised in turn.

1.2 A total of 94 affordable homes are provided by the development, which includes the re-provision of the existing 24 social rent homes. For clarity, this proposal provides 12 more affordable homes than the previous scheme at this site. The re-provided homes will be delivered with an increase in floor space. The re-provided homes along Byng Street as well as the 2 units within the 3 storey block will have their own garden spaces. Residents of the tower block will be provided with shared amenity spaces and balconies. The new landscaped pedestrian link will be accessible to all residents and the general public.

1.3 Disabled car parking arrangements is discussed in more detail in paragraphs 7.211 – 7.216 of the Committee Report. In summary, 6 disabled vehicle parking spaces are provided. 2 of these spaces are located within the northern courtyard, which will be provided with electric vehicle charging, and 4 spaces are located adjacent the courtyard, on Manilla Street.

- 1.4 Regarding provision of a community hall, the Marsh Wall West Site Allocation and the Isle of Dogs and South Poplar Opportunity Area Framework do not earmark the site for the provision of such community use. Both designations earmark the provision of significant residential development.
- 1.5 A detailed analysis of the quality of the accommodation proposed, particularly daylight and sunlight, is outlined in paragraphs 7.54 to 7.69 of the Committee Report. Overall, the daylight and sunlight provision is considered to be acceptable on balance for the reasons set out in the report.
- 1.6 The applicants' statement of community involvement outlines methods of extensive and regular consultation with the existing residents, which informed the proposal. A decant strategy has also been provided with the application.

2. CLARIFICATIONS

- 2.1 Paragraphs 3.5 and 3.6 of the update committee report make reference to low cost homes. For the avoidance of confusion, the paragraphs should read as follows:

Of the 94 affordable homes, 58 would be **affordable** rental homes and 36 **shared** ownership homes. The **affordable** rental homes would include 24 of the re-provided social rented homes and 34 London Affordable Rent homes.

London Affordable Rent was developed by the GLA to provide consistency of **affordable** rents across London. These rents are 31-54% of the market rent (i.e., a discount of 69 – 46%). The applicant will seek grant funding under the GLA Affordable Homes Programme 2016 – 2023, to partially fund the scheme. The scheme specifies that the net additional low cost homes are to be provided at London Affordable Rents. To satisfy the grant funding conditions, works must commence on site by March 2023.

3. RECOMMENDATION

- 3.1 Officers recommendation is to GRANT planning permission, subject to the conditions outlined in the original report, the obligations within the S106 agreement as detailed in the original report.

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/21/00900	Innovation Centre, 225 Marsh Wall, London, E14 9FW	Erection of a ground plus 55-storey residential building (Use Class C3), ground floor flexible commercial space (Use Class E), basement cycle storage, resident amenities, public realm improvements and other associated works. This application is accompanied by an Environmental Statement.

1. Ground floor plan clarifications

1.1 A clarification is provided in relation to the proposed ground floor plan, provided below. It should be noted that the proposed ground floor plan included in the Committee report had incorrect landscaping shown adjacent to the affordable entrance.



Figure 1. Proposed ground floor plan.

2. Additional representation

2.1 An additional representation in objection to the proposed development has been received. The concerns are raised in relation to the incorrect assumptions made within the application documents with regards to the use and operation of Sovereign House at 227 Marsh Wall which operates on a 24-hour basis as a data centre.

2.2 Concerns have been raised with regards to the potential impact on the future operations of the data centre and noise impact on the proposed residential units, and the provision of the information regarding any relevant testing and necessary

mitigation measures and additional details, prior to the determination of the proposals in accordance with London Plan policy D13.

- 2.3 The objector also raised concerns with regards to the submission documents relating to noise assessments; however, the submitted Environmental Statement (ES) has taken the data centre equipment into consideration.
- 2.4 The objector also raised an issue of the operation of Sovereign House as a data centre not being included in the extant permission, as well as that the proposals in the August Committee Report 2017 incorrectly referred to Sovereign House as a 7-storey office block, similarly to the current application and the supporting ES.
- 2.5 The applicant also provided additional information stating that there has been correspondence with the adjacent landowners and users of the data centre at Sovereign House.

3. RECOMMENDATION

- 3.1 As per the original recommendation to REFUSE planning permission for the reasons set out in the Committee Report.