

Subject: Land at Marshgate Lane, Pudding Mill, Stratford, London E15 2NH
(Reference 17/00669/VAR)

Date: 22 May 2018

Report to: Planning Decisions Committee

Report of: Anne Ogundiya, Principal Planning Development Manager

FOR DECISION

This report will be considered in public

1. Introduction

1.1 This report updates members on the following:

- Residential GIA amendments
- Amends Tables 1, 2, 4 and, 8 of the PDC report
- Amends the triggers to conditions 13 and 14
- Additional informative included
- Density error
- Typographical error
- Section 96a non-material amendment application

2. The applicant has updated the residential GIA floorspace as follows:

2.1 Proposal Description page 391 - The variation to Condition 2 (approved drawings) seeks to make changes to the approved scheme to include: (1) increase of employment use from 4,257m² to 5,671m² (additional 1,414m² (GIA) floorspace); (2) decrease of residential floorspace from 28,003m² to ~~27,295m²~~ **27,210m²** (decrease of ~~708~~**793m²** (GIA) floorspace); (3) optimisation of residential floorspace, increasing the number of residential units from 254 to 275; and (4) alterations to façades.

2.2 Paragraph 10.22: The residential GIA reference in the third sentence should read **793m²** and not 708m². It should be noted that the overall residential floorspace decrease still equates to 3%.

3. Table Amendments

Table 1 – Summary of Changes

	Extant Permission 14/00422/FUL	s73 Variation to condition 2 - approved drawings	Difference

Residential units	254	275	Increase of 21 units (8.3%)
Residential Floorspace	23,239m ² 28,003m ² (GIA)	22,531m ² 27,210m ² (GIA)	-708m ² -793m ² (GIA) (3%)
		For changes to residential unit mix (see Table 2 below)	
B1 Floorspace	4,257m ² (GIA)	5,671m ² (GIA)	Increase of 1,414m ² (33%)
Car Parking	40 spaces	40 spaces	unchanged
Plus Accessible Car Parking	29 spaces (residential and commercial)	29 spaces (residential and commercial)	Unchanged
Cycle Parking	588 590 spaces (residential and commercial)	597 595 spaces (residential and commercial)	+7
Amenity Space	2,109m ²	2,036m ²	-73m ² (3.4%)
		Alterations to façades*	

Table 2 - Overview of Residential Mix and Affordable Housing

Unit Type	Extant Permission					s73				
	Number of Units			Percentages		Number of Units			Percentages	
	Market	Affordable	Totals	Affordable	All Units	Market	Affordable	Totals	Affordable	All Units
Studio	0	0	0	0	0	10	0	10	0	4
1 Bed	83	17	100	38	39	53	18	71	33	26
2 Bed	62	14	76	31	30	119	22	141	41	51
3 Bed	60	13	73	29	29	37	13	50	24	18
4 Bed	4	1	5	2	2	2	1	3	2	1
Total Number of Beds	209	45	254	100%	100%	221 (+12) (+14)	54 (+9)	275	100%	100%

Table 4 - s73 Variation – Unit Mix

Unit Type	Total Units	Adjustment	% Provision
Studio	10	+10	4%
1 bed	71	-22-29	26%
2 bed	141	+65	51%
3 bed	50	-23	18%
4 bed	3	-2	1%
TOTAL	275		100%

Table 8

Indicative s73 Tenure Split

Tenure	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	All Bedroom Types Total
Market	10 (1% of total market)	59 53 (27% of total market)	119 (55% of total market)	37 (17% of total market)	2 (1% of total market)	221 (80% of total housing)
Shared Ownership	0	5 (24% of total intermediate)	14 (67% of total intermediate)	2 (9% of total intermediate)	0	21 (8% of total housing, 39% of total affordable housing)
London Affordable Rent (LAR)	0	13 (39% of total LAR)	8 (24% of total LAR)	11 (34% of total LAR)	1 (3% of total LAR)	33 (12% of total housing, 61% of total affordable housing)
All Tenures Total	10 (4%)	71 (26%)	141 (51%)	50 (18%)	3 (1%)	275 (100%)

4. Amendments to the triggers to the remediation conditions 13 and 14

- 4.1 In order to be consistent with the consented scheme officers have included the phrase ‘...**except demolition to existing slab level...**’ after the words ‘...No development ...’ to condition 13 and after the words ‘...No phase shall be commenced...’ to condition 14. This would enable demolition works to be carried out prior to the submission of remediation details to PPDT.

5. Informative (Fire Safety Regulations)

- 5.1 Please note that this planning application has been assessed against current planning legislation only. The applicant (or any subsequent owner or developer) is therefore reminded that the onus of responsibility to ensure the development meets current fire safety regulations lies fully with them and that they are legally obliged to obtain the relevant Building Regulations consent.
- 5.2 In accordance with LFEPA guidance the applicant is strongly recommended to ensure the installation of sprinklers in the new development. The development shall conform with Part B5 of Approved Document B of the Building Regulations.

6. Density Error

- 6.1 The s73 proposals would result in a residential density of ‘...~~722~~ **675** habitable rooms per hectares...’

7. Typographical Error

- 7.1 Paragraph 10.15. The figure in the first sentence should read as **1,414m²** and not 1,4141m².
- 7.2 Refer to the subject heading on page 387 – the application reference suffix is recorded as AOD. It should read **17/00669/VAR**.

8. Section 96a Non-material amendment submission

- 8.1 The applicant has recently submitted a section 96a non-material amendment application (NMA) which seeks to change the description of development to match the proposed variations to the approved drawings permitted under 14/00422/FUL. Should the variations (17/00669/VAR) be approved by members, officers would seek to approve the submitted NMA, with a decision issued at the same time as the variation 17/00669/VAR.