

**SUPPLEMENTARY 3**

**PLANNING COMMITTEE**

**Monday, 14 March 2022**

**Agenda Item 6.      7 Thames Road, Barking - 21/01232/FULL (Pages 1 - 2)**

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<b>Planning Committee</b>		<b>Date: 14 March 2022</b>
<b>Application No:</b>	21/01232/FULL	<b>Ward: Thames</b>
<b>Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution</b>	The application is a strategic development which is of a scale and importance that should be determined at Planning Committee.	
<b>Address:</b>	7 Thames Road, Barking, IG11 0HN	
<b>Development:</b>	Demolition of existing buildings and structures and the construction of a building ranging from part 6 storeys to part 14 storeys to provide 1 residential units and industrial space (Use classes E(g), B2 and B8) on ground and first floor. The proposals include the delivery of landscaping and public realm, play space, access, car parking and other associated and ancillary works.	
<b>Applicant:</b>	Inland Limited	
<p><b>Summary:</b>  <b>SUPPLEMENTARY REPORT</b></p> <p>The additional comment was received on the application from the same person who previously objected to the application. The letter did not raise new material planning issues which would affect the recommendation, which remains that planning permission should be granted, subject to conditions, referral to the Mayor of London and completion of the s106 agreement.</p> <p>Officers acknowledge that the distance of the neighbour's site is approx. 87 metres away taken from the southwest corner of the application site. Officers also acknowledge that there is the main thoroughfare of Thames Road and another industrial operator at no. 4 Thames Road in between that act as a buffer. Officers consider that the potential noise generated by the objector would not directly impact the site in the first instance. Officers will however amend the condition to ensure that the design of the residential units will take account of noise mitigation early in the construction phase. Officers have also added part c) to seek confirmation and verification that the development meets condition 20.</p> <p>Condition 20 is amended to read:</p> <p><i>A) Prior to commencement of above ground works, full detail of a scheme of acoustic protection to residential units against the noise generated from uses surrounding the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme of acoustic protection shall be sufficient to secure internal noise levels no greater than:</i></p> <p><i>a. 35 dB LAeq in living rooms and bedrooms (07:00 hours to 23:00 hours) with windows closed; and</i></p>		

*b. 30 dB LAeq in bedrooms (23:00 hours to 07:00 hours) with windows closed.*

*Additionally, where the internal noise levels will exceed 40 dB LAeq in living rooms and bedrooms (07:00 hours to 23:00 hours) or 35dB LAeq in bedrooms (23:00 hours to 07:00 hours) with windows open the scheme of acoustic protection shall incorporate a ventilator system which is commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise Insulation Regulations 1975 (as amended), and the Acoustic Ventilation and Overheating Residential Design Guide January 2020.*

*B) Upon completion of all works in accordance with terms of approved detail acoustic protection and prior to occupation of the residential units, a validation report completed by a competent person, demonstrating that the scheme achieved the secured internal noise levels approved under part A, shall be submitted to and approved in writing by the Local Planning Authority.*

*C) In the event that validation report finds that the level of internal noise exceeds the agreed level under part A, a strategy must be prepared, submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.*

*Reason: To ensure that the proposed residential units are adequately protected from noise.*

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