


**LONDON BOROUGH OF BARKING & DAGENHAM**
**PLANNING COMMITTEE**
**25 April 2022**
**Application for Planning Permission**

<b>Case Officer:</b>	Lewis Goodley	<b>Valid Date:</b>	17 February 2022
<b>Applicant:</b>	Make It, London.	<b>Expiry Date:</b>	14 April 2022
<b>Application Number:</b>	22/00249/FULL	<b>Ward:</b>	Abbey
<b>Address:</b>	Roycraft House, 15 Linton Road, Barking, IG11 8HE		

The purpose of this report is to set out the Officer recommendations to Planning Committee regarding an application for planning permission relating to the proposal below at Roycraft House, 15 Linton Road, Barking, IG11 8HE.

**Proposal:**

Change of use of existing car park to Class E, erection of 'Makers Yard' comprising 16 container units (Use Class E), single storey walkway, outdoor seating, landscaping, cycle storage, external lighting and boundary treatment; change of use of rooftop to Sui Generis to create outdoor bar, comprising single storey roof extensions, single storey canopy and perimeter railings; and erection of entrance door to south-eastern elevation; and ancillary works.

**Officer Recommendations:**

Planning Committee is asked to resolve to:

1. agree the reasons for approval as set out in this report; and
2. delegate authority to the Head of Planning & Assurance to grant planning permission based on the Conditions & Informatives listed in Appendix 5 to the report.

**Conditions Summary:**
**1. Time limit**

Three year time limit for validity of planning permission.

**2. Permitted Uses**

Restriction of uses as proposed to Class E to Makers Quarter and Sui Generis (outdoor bar).

**3. Approved drawings and documents**

Restricts development to approved plans and documents.

**4. Waste and recycling**

Requires waste and servicing shown within the submitted plans to be provided prior to first occupation.

**5. Operating Hours (Makers Quarter)**

Restricts all operation of the Makers Quarter to 7am – 11pm, 7 days a week.

**6. Car Parking**

All car parking to be provided in accordance with approved plans provided prior to first occupation.

**7. Cycle Parking**

All cycle parking to be provided in accordance with approved plans prior to first occupation.

**8. Soft Landscaping**

All Landscaping to be provided in accordance with approved plans prior to first occupation, with a requirement for the replacement of dead, diseased or damaged plants within 2 years from the grant of planning permission.

**9. Noise**

All plant and machinery to not exceed stipulated noise level.

**10. Restriction of commercial food delivery (Makers Quarter)**

Removal of commercial food delivery sites from the hereby approved Makers Yard.

## OFFICER REPORT

### Planning Constraints:

- Air Quality Management Area (AQMA)
- Barking Town Centre
- Riverside Opportunity Area
- Barking and the Roding Strategic Planning Sub Area
- Barking Town Archaeological Priority Areas – Tier II
- Flood Zone 1 (lowest risk)

### Site, situation and relevant background information:

The site comprises the property known as Roycraft House, which is a part six / part eight storey office building situated within Barking Town Centre. The site is in London Borough of Barking and Dagenham ('LBBB') freehold ownership and has been occupied by LBBB for council offices.

The site also comprises a small car park to the east and south of the building which is used by LBBB employees. The car park has most recently been used as temporary construction storage by Be First for neighbouring construction sites.

The site is surrounded by a mix of land uses and has a mixed character and appearance. These uses comprise residential to the north, east and west. A multi-storey carpark adjoins the site to the south. Saint Mary and Saint Ethelburga Barking Catholic Church adjoins the site to the north.

The site is located to the west of the Grade II Listed Barking Methodist Tabernacle.

The Site has a PTAL rating ranging between 6a and has one existing vehicle access points from George Street.

#### Planning History

There is limited planning history for the site. The most recent planning history includes an approved application for replacement of windows and cladding panels (planning reference 09/00033/REG3, approved in 2009).

### Key issues:

- Principle of the proposed development
- Design, layout, appearance and heritage impact
- Impacts to neighbouring amenity
- Transport
- Meeting the needs of local residents
- Employment
- Accessibility and Inclusion
- Waste management
- Delivering Sustainable Development (Energy / CO<sub>2</sub> reduction / Water efficiency)
- Biodiversity & Sustainable drainage

## Planning Assessment:

<b>1 Principle of the development:</b>	
<i>Existing (lawful) use of the site</i>	Class E (g)(i) Offices
<i>Proposed use(s) of the site</i>	Class E (Makers Quarter) Sui Generis (Roof Level of Roycraft House'
<i>Net gain/loss in number of jobs</i>	83 full time jobs.

1.1 Planning permission is sought for the following:

- Change of use of car park to Class E use and installation of a 'Makers Quarter' comprising light industrial and retail units, outdoor seating, boundary treatment cycle parking and public realm improvements;
- Change of use of the roof to sui generis to create rooftop bar on top of Roycraft House;
- Erection of single storey canopy, plant room and storage room on rooftop to support rooftop bar;
- Erection of external walkway and deck at first floor within the Makers Quarter;
- Amendment to existing south eastern elevation of Roycraft House to create a new entrance to the building.

1.2 The Makers Quarter will be situated within the existing car park. This area will provide no.16 container units which will create small Class E units for independent light industrial businesses, retail, and food establishments.

1.3 The site will be transformed to create a new activated public realm including outdoor seating, space for pop-up markets and landscaping.

1.4 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise (S38(6) Planning and Compulsory Purchase Act 2004 and S70 Town & Country Planning Act 1990).

1.5 Paragraph 86 of the National Planning Policy Framework 2021 (NPPF) states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

1.6 London Plan (2021) Policy SD6 seeks to promote town centre vitality and viability, particularly through the promotion of varied daytime, evening, and night-time activities.

1.7 Policy CE1 of the adopted Core Strategy states that town centre development will be focussed within the centres set out in the hierarchy defined in Policy CM5. This includes Barking Town Centre.

1.8 Policy BE2 of the Borough Wide Development Policies (2011) states that the Council will welcome development in town centres that provides vitality, viability and regeneration benefits. Such development should provide a function or service compatible with prime retail function of the area and achieve a high degree of street activity and pedestrian movement.

1.9 Policy CME3 of the submission version of the Local Plan seeks to comply with the London Plan, with this policy seeking to direct main town centre uses to town centres to encourage sustainable patterns of development. The regulation 19 Local Plan notes the vision for the Barking and the River Roding Transformation sub-area is to be a Town Centre reborn with the potential to be a great place to live, work and shop with aspiration to attract markets, merchants, makers and more.

### *Assessment*

1.10 The site is situated within Barking Town Centre, Policy SD6 of the London Plan and Policy DME 3 of the Regulation 19 Local Plan seek to promote town centre vitality and viability, particularly through the promotion of varied daytime, evening, and night-time activities.

1.11 The proposals will make efficient use of an underutilised town centre site. The creation of a Makers Quarter will establish a vibrant and activated multi-use public realm area which will attract diverse visitors and additional footfall.

- 1.12 The proposed Maker's Quarter comprising small retail and light-industrial workshop spaces are further acknowledged as being main Town Centre Uses within the Regulation 19 Local Plan.
- 1.13 The proposals will seek to create employment opportunities and support for small and medium sized enterprises, many of which will be existing local businesses. The increased employment within the Town Centre will seek to reinvigorate and encourage a daytime economy within the centre. In addition, the Maker's Quarter with outdoor seating food areas and provision of a roof top bar will also further contribute to the creation of evening economy in Barking Town Centre.
- 1.14 Overall, the proposals will introduce a vibrant development into Barking Town Centre which will contribute to the overall vitality and viability of the area. The proposals will provide significant regeneration benefits and therefore are in line with the objectives of London Plan Policy DD6 and the local vision for Barking Town Centre.
- 1.15 A condition is recommended to prevent commercial delivery from on-site food sales. This will ensure that there is not an unintended proliferation of commercial kitchens or associated delivery vehicles. Such uses would likely be harmful to this part of the town centre, resulting in dead frontages and reduction to the economic offer of the proposed flexible maker spaces. This condition is considered proportionate to prevent potential future impacts not assessed as part of this application.
- 1.16 It is proposed to refurbish the existing office building to create independent and shared workspaces. The scheme has been designed to introduce flexibility to Roycraft House in order to attract a range of small and medium sized businesses, particularly from creative and social enterprise industries.
- 1.17 The hub will include shared facilities including meeting rooms, creative studio space, a wellness hub, bar and café. The flexible uses will remain to be in Class E and therefore the refurbishment and use of the building are considered to fall under Permitted Development.

#### *Summary*

- 1.18 The proposed change of use would utilise a site adding to the vibrancy and function of Barking Town Centre. The proposed uses would be compatible with the function of the immediate town centre in land use terms and would accord with the emerging vision for the Barking and River Roding Transformation Area.
- 1.19 The principle of elements which require planning permission therefore accord with the Development Plan.

<b>2 Design, quality of materials and heritage impact:</b>	
<i>Does the proposed development respect and accord to the established local character?</i>	Yes
<i>Is the proposed development acceptable within the street scene or when viewed from public vantage points?</i>	Yes
<i>Is the proposed development acceptable and policy compliant?</i>	Yes

- 2.1 Planning (Listed Buildings and Conservation Areas) Act 1990: S.66/S.72 gives the LPA special duties in respect of heritage assets.
- 2.2 Paragraphs 126 and 130 of the NPPF seek that planning decisions ensure development is sympathetic to local character and history including the surrounding built environment and create visually attractive places that are of good architecture, layout, and effective landscaping.
- 2.3 London Plan (2021) Policy D4 (Delivering good design) expect all development to be of high-quality design. This is echoed at local level through Core Strategy (June 2010) Policy CP3 (High Quality Built Environment), Borough Wide Development Policies DPD (March 2011) Policy BP11 (Urban Design), and Draft Local Plan (Autumn 2021) Policy SP2 (Delivering a high-quality and resilient built environment).
- 2.4 The proposals would use contemporary, industrial style materials consistent with an industrial and creative aesthetic. The scheme has been designed to be exciting and innovative to respond to the modern nature of the proposed uses. The public realm seeks to provide a visual improvement to the site through the use of planting and lighting to attract footfall.
- 2.5 The proposals will introduce two entrance points to the site, from Linton Road and James Street. These access points will be introduced by lighting and signage to create an activated public realm and earmark the entrance to the site. The market area will be formed of sixteen containers, which will each accommodate light industrial, micro retail and food service uses. The containers will be accessed via a centralised courtyard area, which will be landscaped with seating and planters to create a defined public realm space. Lighting along the James Street and Linton Road elevations will create an activated boundary to the site.
- 2.6 Overall, the proposal would provide new public realm and will create an activated and vibrant streetscene within a prominent location within Barking Town Centre.
- 2.7 Landscaping will also be added to the roof to create a rooftop garden/ bar area. This will also include the installation of a single storey storage room, WC block and bar canopy.
- 2.8 The painting of the façade falls under Permitted Development and therefore is provided by the applicant for illustrative purposes only.

#### *Heritage Impact*

- 2.9 The site lies opposite the Grade II listed Barking Baptist Tabernacle Church which faces Linton Road. The part of the site opposite the Church is currently an open car park and the surrounding context is urban in character.
- 2.10 The proposals would improve the immediate streetscape character opposite the Church by providing a low scale built frontage to Linton Road. The proposals would provide activation of the Linton Road streetscape and are not considered to adversely impact the setting or the special historic character of the heritage asset.
- 2.11 The painting of Roycraft House would not require planning permission, constituting permitted development.

#### *Summary*

- 2.12 The proposals would be commensurate to the existing character and appearance of the site and would not harm the setting of the nearby Grade II Listed Building. The proposals would help enliven and activate this part of Barking Town Centre.

- 2.13 Overall, the design will create a vibrant and welcoming space, improving the public realm, and positively enhancing a key site in the town centre. The design therefore accords with the Development Plan.

### **3 Impacts to neighbouring amenity:**

- 3.1 The NPPF paragraph 130(f) required development to provide a high standard of amenity for existing and future users.
- 3.2 London Plan (March 2021) Policy D6 (Housing quality and standards) Part D, Borough Wide Development Policies DPD (March 2011) Policy BP8 (Protecting Residential Amenity), Draft Local Plan (Autumn 2021) Policy DMD 1 (Securing high-quality), Part 2 (f) all seek that new development does not negatively affect the amenity of neighbouring properties and occupiers.
- 3.3 A Noise Impact Assessment has been prepared by Aval Consulting Group and submitted by the applicant. The assessment considers the acoustic impact of the use of the rooftop bar, as well as the Makers Quarter comprising the proposed light industrial, retail and food service uses. The assessment also takes account of noise produced by extraction for the ground floor kitchen within Roycraft House.
- 3.4 The independent report concludes that the cumulative noise impact from the development including amplified music would be below background noise level, and as such is not considered to have any adverse impact on neighbouring sensitive noise receptors. This includes all nearby residential homes, churches and commercial properties.
- 3.5 Officers note that LBBD Environmental Protection Officers did not submit any objections. In this instance it has been demonstrated that there is no requirement for acoustic mitigation. A compliance condition is however recommended to ensure that any plant or machinery would not exceed an unacceptable threshold.
- 3.6 A condition is recommended which would limit the operation of all functions of the site between the hours of 7am – 11pm seven days a week. This will help ensure that any commercial or leisure activities in the makers space do not take place during hours when the background noise is lower. This will ensure further protection for the nearest noise sensitive properties.
- 3.7 As aforementioned, the roof bar could operate without the need for acoustic mitigation. The use of the bar would be subject to licensing which would impose operating hours. It is therefore considered unnecessary in this instance to duplicate any likely operational conditions or impose unnecessary conditions relating to this use.
- 3.8 The internal changes to Roycraft House itself do not require planning permission. Therefore the imposition of conditions associated with the use of this building would not be justifiable.
- 3.9 The proposals would not result in buildings near to any sensitive boundaries of the site so there will not be any adverse impact upon daylight/sunlight or privacy experienced by residential properties, with a significant distance from residential properties between the proposed structures.
- 3.10 It is proposed to install external lighting in the Makers Quarter and the rooftop bar. The design has been carefully considered to create ambience and improve safety and security of the public realm. Lighting Plans have been prepared to support the application. The plan includes details of the proposed rooftop bar and Makers Quarter lighting.
- 3.11 The rooftop lights are primarily low level string lights which will be partially screened to neighbouring residential units by the bar canopy and W/C units. The Makers Quarter lighting has been designed to face downwards on elevations adjacent to the nearest residential properties in minimise light spillage. In addition, the accompanying Lighting Strategy report notes that the proposed luminance levels at night would not create disturbance to the neighbouring residential units.
- 3.12 The development proposals do not provide any detailed information about odour emissions. The installation of ventilation equipment would require separate planning permission(s). As confirmed by the submitted odour assessment measures to control odour would likely be required. Any

future application would assess proposed ventilation and odour mitigation measures. An informative will be added making this clear to the applicant.

- 3.13 Overall, it is shown that there will be no adverse light spillage which would impact neighbouring residential properties.

*Summary*

- 3.14 Overall, the proposal will not have any adverse impact on neighbouring residential amenity or impact on the amenity of other nearby sensitive uses and is therefore in accordance with the Development Plan.

<b>4 Sustainable Transport:</b>			
<i>Proposed parking spaces:</i>	1 (100% accessible)	<i>PTAL Rating</i>	6a
<i>Proposed number of cycle parking spaces:</i>	58	<i>Closest Rail Station / Distance (m)</i>	<1km
<i>Restricted Parking Zone:</i>	Yes	<i>Parking stress survey submitted?</i>	N/A

- 4.1 The NPPF seeks to promote sustainable transport and recognises the important role transport plays in facilitating sustainable development, highlighting that priority should be given to pedestrian and cycle movements. Paragraph 111 directs that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.2 The application site is in a location of established employment use, and as such there are many existing opportunities for future employees and visitors to use sustainable travel modes to access the site. A Transport Statement has been prepared by Vectos and should be read in full. The site is in PTAL 6A and benefits from excellent connection to transport services owing to its proximity to Barking Station.
- 4.3 The Maker’s Quarter is proposed to be situated within the existing car park. The car park currently accommodates 34 parking spaces which will be lost through the redevelopment. The parking spaces served LBBB council employees who worked in Roycraft House and were not open to public use.
- 4.4 In line with Policy T6 of the London Plan, the scheme seeks to encourage sustainable travel and therefore a ‘car- free’ scheme is considered appropriate, allowing for optimisation of commercial units and encouraging sustainable modes of travel.
- 4.5 Pedestrian access to the site will be from Linton Road and George Street. It is proposed to retain vehicular access from George Street providing access to cycle parking and a loading area.
- 4.6 The scheme will also provide one disabled car parking spaces in total in line with Policy T6.5 of the London Plan. It is proposed to manage access and use of this space through monitoring from the on-site concierge team, signage and CCTV systems to ensure there is no misuse.
- 4.7 Overall, the proposal seeks to encourage sustainable transport principles and is overall in compliance with London Plan Policy T6 and draft Local Plan policies TMT3 and TMT4.

*Delivery and Servicing*

- 4.8 A Delivery and Servicing Management Plan has been prepared by Vectos and should be read in full. The proposals provide a dedicated loading space which will be accessed via the existing vehicular access from George Street. This will provide a dedicated area for delivery and servicing vans.
- 4.9 It is considered the delivery and servicing area of the site will accommodate only limited levels of vehicular activity due to the large reduction of car parking. It is also noted that there will be limited uplift in vehicular trips to and from the site from servicing and delivery vehicles as a high proportion of trips are already serving the existing office use on site.

- 4.10 It is proposed to relocate the existing bin store from adjacent the main building to the southwestern side of the car park to ensure limited drag distance for refuse operatives. Refuse collection is proposed to be undertaken from the carriageway.
- 4.11 A condition is recommended to prevent commercial delivery from on-site food sales. This will ensure that any future uses do not attract delivery vehicles associated with take-away delivery services. This condition is considered proportionate to prevent potential future impacts not assessed as part of this application.

#### *Cycle Parking*

- 4.12 It is proposed to extend the existing cycle parking provision on site in accordance with London Plan Policy T5. The site currently provides 16 cycle parking spaces on the eastern side of the building. It is proposed to increase this to a total of 58 spaces. This includes provision for 16 covered long-stay spaces. A specification of the long-stay cycle proposed accompanies this application.
- 4.13 Roycraft House includes shower and changing facilities to be used by employees of the building and the Makers Quarter.
- 4.14 The provision of these cycle parking spaces prior to first occupation would be secured via planning condition.

#### *Summary*

- 4.15 In summary, the transport impacts of this proposal are considered 'negligible' and the proposal complies with London Plan policy T4 and emerging Local Plan policy DMT1. The proposed cycle parking provision is in compliance with London Plan Policy T5 and seeks and seeks to encourage cycling as an alternative mode of travel to the site, in line with London Plan's wider sustainability objectives.

## **5 Employment:**

- 5.1 Paragraph 81 of the National Planning Policy Framework 2021 (NPPF) states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.2 The proposed uses will enable the productive use of an important town centre site in a highly accessible location. The use of well- located, brownfield, urban land and existing building aligns with sustainable land use principles and policy. The proposed use will allow sustained employment and support for SME's, many of which will be local to the area, contributing towards socially and economically sustainable development.

## **6 Waste management:**

- 6.1 Policies CR3 and BR15 of the Core Strategy and Borough Wide policy document outline the need for development in the Borough to minimise waste and work towards a more sustainable approach for waste management. These objectives are further emphasised in the emerging Local plan (Regulation 19, submission version) through Strategic Policy SP7 and Policy DMSI9.
- 6.2 The proposals would be serviced from within the site. Private commercial waste collection arrangements would be secured by operators of the site. All vehicles could enter the site and waste storage and collection would be accommodated on site. This is considered appropriate.
- 6.3 The proposed plans and supporting documentation have indicated dedicated areas for refuse. Officers consider this to be acceptable. Officers consider it necessary to include a compliance condition requiring all waste and servicing arrangements are in place prior to first occupation and kept in perpetuity thereafter for the duration of the development.

## 7 Delivering Sustainable Development:

<i>BREEAM Rating</i>	N/A
<i>Renewable Energy Source / %</i>	N/A
<i>Proposed CO<sub>2</sub> Reduction</i>	N/A

- 7.1 The proposals make best use of the existing car park and would alter an existing building at roof level.
- 7.2 Overall, the proposals have appropriately considered sustainability aspirations as set out in Policy BR2 and BR3 and the London Plan in order to ensure the medium-term sustainability of the site whilst comprehensive redevelopment options are considered.

## 8 Biodiversity & Sustainable drainage:

- 8.1 London Plan Policy G5 (Urban Greening) sets out that major development should contribute to the greening of London. The London Plan sets target Urban Greening Factor scores for commercial and residential development but acknowledges there is no target score for B2 and B8 uses.
- 8.2 The proposal is to make best use of the site. There are five existing trees on site, however none of these are protected via a Tree Preservation Order (TPO). It is proposed to retain all existing trees including the tree situated within the existing car park.
- 8.3 The development will utilise the existing hardstanding surface and it is not proposed to carry out any excavation works which could cause damage to tree roots. In addition, the existing car park tree is already in close proximity to Roycraft House and the existing
- 8.4 substation. The proposed container units will therefore not create any adverse harm. There are no works proposed to the tree canopy as there will be a distance of approximately 3.5 metres from the top of the nearest container unit and the branches of the tree.
- 8.5 The proposals would not require an alteration to the drainage; run off would continue to be directed to surface water existing site infrastructure. There would therefore be no increase in flood risk to the site or elsewhere beyond the existing condition.

## 9 Archaeology:

- 9.1 Policy of the London Plan (2021) states that boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- 9.2 The site lies within the Barking Town Archaeological Priority Area – Tier II. GLAAS (Historic England) have confirmed that the proposals are acceptable, given that there would be no substantial breaking of the ground at the site. The impact is therefore acceptable.

## 10 Public Safety

- 10.1 Policy D11 (c) of the London Plan states that Development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards. Development should include measures to design out crime that – in proportion to the risk – deter terrorism, assist in the detection of terrorist activity and help mitigate its effects.

- 10.2 The Metropolitan Police, secured by design officer, was consulted on this application. An objection was received. The response states that Raised concerns stating that there is insufficient relating to secured by design principles, CCTV coverage, passive natural surveillance and measures to prevent intrusive vehicles.
- 10.3 A meeting was arranged with the Applicant and their consultants. Amendments were secured. These provided detail on CCTV locations, position of bollards to prevent intrusive vehicles and see-through gates to ensure that passive surveillance with sight into the proposed makers yard is available.
- 10.4 Officers are now satisfied that the changes address the concerns raised by the Met Police. In this instance given the engagement with the Met Police and the secured amendments Officers do not consider that it would be proportionate to impose a secured by design condition. All measures outlined by the Applicant are sufficient.
- 10.5 Matters relating to the serving of alcohol and all associated public safety measures will be dealt with via a licensing application and are not directly planning considerations.

#### **Conclusions:**

The proposals would see the utilisation of a vacant site, offering visual improvements and economic benefits. It has been successfully demonstrated that the proposals would have no adverse impacts on the amenity of nearby users and residents. Transport, access and servicing arrangements would be satisfactory.

The proposals are considered acceptable and subject to the imposition of a number of conditions accord with the Development Plan. It is recommended that planning permission is granted.

## Appendix 1:

<p><b>Development Plan Context:</b> The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:</p>	
<p><i>National Planning Policy Framework (NPPF) (2021)</i></p>	
<p><i>The London Plan (2021)</i></p>	<p>Policy GG1 - Building strong and inclusive communities Policy GG2 - Making the best use of land Policy GG3 - Creating a healthy city Policy D1 - London's form, character and capacity for growth Policy D2 – infrastructure requirements for sustainable densities Policy D3 – Optimising site capacity through the design-led approach Policy D4 – Delivering good design Policy D5 – Inclusive design Policy D6 – Housing Quality Standards Policy D7 – Accessible Housing Policy D8 – Public Realm Policy D11 – Safety, security and resilience to emergency Policy D12 – Fire Safety Policy D14 – Noise Policy E2 – Providing suitable business space Policy G1 - Green infrastructure Policy G5 - Urban greening Policy G6 - Biodiversity and access to nature Policy SI8 - Waste capacity and net waste self-sufficiency Policy T1 - Strategic approach to transport Policy T2 - Healthy Streets Policy T3 - Transport capacity, connectivity and safeguarding Policy T4 - Assessing and mitigating transport impacts Policy T5 – Cycling Policy T6 - Car parking</p>
<p><i>Local Development Framework (LDF) Core Strategy (July 2010)</i></p>	<p>Policy CM1 - General Principles for Development Policy CR2 - Preserving and Enhancing the Natural Environment Policy CR3 - Sustainable Waste Management Policy CP2 - Protecting and Promoting our Historic Environment Policy CP3 - High Quality Built Environment</p>
<p><i>Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)</i></p>	<p>Policy BR1 - Environmental Building Standards Policy BR3 - Greening the Urban Environment Policy BR4 - Water Resource Management Policy BR9 - Parking Policy BR10 - Sustainable Transport Policy BR11 - Walking and Cycling Policy BR15 - Sustainable Waste Management Policy BP2 - Conservation Areas and Listed Buildings Policy BP8 - Protecting Residential Amenity Policy BP11 - Urban Design Policy BC6- Loss of Community Facilities</p>
<p><i>The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Submission Version, December 2021). Having regard to NPPF the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i></p>	
<p><i>The London Borough of Barking and Dagenham's</i></p>	<p>Strategic Policy SPDG 1: Delivering growth in Barking and Dagenham Strategic Policy SPP1: Barking and the River Roding Area</p>

<p><i>Draft Local Plan: (Submission version December 2021)</i></p>	<p>Strategic Policy SP 2: Delivering a well-designed, high-quality and resilient built environment  Policy DMD 1: Securing high-quality design  Policy DMD 2: Tall buildings  Policy DMD 3: Development in town centres  Policy DMD 4: Heritage assets and archaeological remains  Policy DMH 1: Affordable housing  Policy DMH 2: Housing mix  Policy SP6: Green and blue infrastructure  Policy DMNE 2: Urban greening  Policy DMNE 3: Nature conservation and biodiversity  Policy DMNE 4: Water Environment  Policy DMNE 5: Trees  Strategic Policy SP7: Securing a clean, green and sustainable borough  Policy DMSI 1: Sustainable design and construction Policy  DMSI 2: Energy, heat and carbon emissions  Policy DMSI 3: Nuisance  Policy DMSI 4: Air quality  Policy DMSI 5: Land contamination  Policy DMSI 6: Flood risk and defences  Policy DMSI 7: Water management  Policy DMSI 9: Demolition, construction and operational waste  Policy DMSI 10: Smart Utilities  Strategic Policy SP8: Planning for integrated and sustainable transport  Policy DMT 1: Making better connected neighbourhoods Policy DMT 2: Car parking  Policy DMT 3: Cycle parking  Policy DMT 4: Deliveries, servicing and construction</p>
<p><i>Supplementary Planning Documents</i></p>	<p>N/A</p>

**Additional Reference:**

*Human Rights Act*

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

*Equalities*

In determining this planning application, the BeFirst on behalf of the London Borough of Barking & Dagenham has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010 (as amended).

For the purposes of this application there are no adverse equalities issues.

Be First is the Council's urban regeneration vehicle and undertakes planning statutory services on its behalf, including development management. LBBDD remains the decision-maker. For major schemes Members determine planning applications at Planning Committee, and for smaller schemes, typically householder, decision-making powers are delegated to LBBDD's Head of Planning Assurance. Appropriate governance procedures are followed to ensure there are no conflicts of interest.

## Appendix 2:

Relevant Planning History:
None of direct relevance found.

## Appendix 3:

The following consultations have been undertaken:

Summary of Consultation responses:		
Consultee and date received	Summary of Comments	Officer Comments
LBBD Access Officer	Supports application, requested details of weight loading of lift and visibility strips to stairs.	Noted. Building regulations will ensure an appropriate lift and stair treatment is provided.
Be First Heritage and Townscape Officer	Supports, noting benefits of the scheme for the town centre and nearby heritage assets.	Noted.
Historic England	Confirmed no objection.	
Historic England Archaeology (GLAAS)	Confirmed no objection.	
Health and Safety Executive	Confirmed that development was not referable to the HSE.	
Metropolitan Police	Raised concerns stating that there is insufficient relating to secured by design principles, CCTV coverage, passive natural surveillance and measures to prevent intrusive vehicles.	<p>A meeting was arranged with the Applicant and their consultants.</p> <p>Amendments were secured. These provided detail on CCTV locations, position of bollards to prevent intrusive vehicles and see-through gates to ensure that passive surveillance with sight into the proposed makers yard is available.</p> <p>Officers are now content that the changes address the concerns raised by the Met Police.</p> <p>Matters relating to the serving of alcohol and all associated public safety measures will be dealt with via a licensing application and are not directly planning considerations.</p>
National Highways (formerly Highways England)	Confirmed no objection.	

**Appendix 4:**

<b>Neighbour Notification:</b>	
<b>Date Site Notice Erected:</b>	16 March 2022 (x1 displayed).
<b>Date of Press Advertisement:</b>	21 February 2022
<b>Number of neighbouring properties consulted:</b>	164
<b>Number of responses:</b>	No member of the public comments received.
<b>Address:</b>	<b>Summary of response:</b>
N/A	N/A

## Appendix 5:

### Conditions & Informatives:

#### Conditions:

##### 1. Time Limit

The development hereby permitted shall be commenced before the expiration of THREE YEARS from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

##### 2. Permitted Uses

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the ground floor and first floor Makers Quarter shall be used for uses falling within Use Class E (makers space) and the roof level of Roycraft House as Sui Generis (Bar/ Cafe) and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: In order to protect the proposed employment space.

##### 3. Approved Drawings and Documents

The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

Proposed External Elevation A 2812/P-04.0/C dated 21.03.22  
Proposed External Elevation B 2812/P-04.1/C dated 10.12.21  
Proposed External Elevation C 2812/P-04.2/D dated 10.12.21  
Proposed External Elevation D 2812/P-04.3/C dated 21.03.22  
Proposed External Elevation E-J 2812/P-04.4/C dated 21.03.  
Proposed Car Park Ground Floor Plan 2812/P-05.0/N dated 21.03.22  
Proposed Bar Entrance 2812/11/D dated 13.10.21  
Proposed Car Park Upper Level Plan 2812/P-05.1/K dated 14.10.21  
Proposed Roof Plan 2812/P-03.6/D dated 21/10/21  
Proposed Roof Elevations 2812/14/b DATED 11.11.21  
Proposed Car Park Ground Floor Lighting Plan 2812/17.0/B dated 01.12.21  
Proposed Car Park Upper Level Lighting Plan 2812/17.1/B dated 01.12.21  
Proposed Roof Level Lighting Plan 2812/18/B dated 01.12.21  
Existing External Elevation A + B 2812/02.0/A dated 12.10.21  
Existing External Elevation C 2812/02.1/A dated 12.10.21  
Existing External Elevation D 2812/02.2/A dated 12.10.21  
Existing Car Park Plan 2812/P-01.7D dated 12.10.21  
Site Location Plan 2812/LOC/C dated 16.12.21  
Site Plan 2812/SITE/ dated 16.12.21

#### Documents

Noise Impact Assessment (Aval Consulting Group – February 2022)  
Odour Assessment (Aval Consulting Group – February 2022)  
Planning Statement, Revision 1 (Be First – February 2022)  
Design and Access Statement (Make It)  
Transport Statement (Vectos – January 2022)

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

#### **4. Waste and Recycling**

The approved refuse and recycling stores and servicing plan hereby approved on plan '2812/P-05.0 N dated 21.03.22' shall be implemented prior to first occupation and retained thereafter.

Reason: To provide satisfactory refuse and recycling storage provision in the interests of the appearance of the site and locality in accordance.

#### **5. Operating hours (Makers Quarter)**

The proposed uses hereby permitted at the ground and first floor Makers Yard are to be permitted to operate between the hours of 07:00 and 23:00 on any day and at no other time.

Reason: To prevent any undue disturbance to residential occupiers and occupants of neighbouring properties at unreasonable hours.

#### **6. Car Parking**

Prior to first occupation the disabled car parking space and internal vehicle access and servicing layout shall be marked out and retained thereafter.

Reason: To ensure sufficient off-street parking and to promote easier access for disabled persons.

#### **7. Cycle Parking**

Prior to first occupation 58 cycle parking spaces as shown on hereby approved plan '2812/P-05.0 N dated 21.03.22' must be installed for the use of staff and visitors. Thereafter, the cycle parking facilities shall be permanently retained for the duration of the development.

Reason: In the interests of promoting cycling as a safe, efficient and non-polluting mode of transport.

#### **8. Soft Landscaping**

(a) Prior to first occupation the hard and soft landscaping shown on hereby approved drawing Nos. '2812/P-05.0 N dated 21.03.22' shall be carried out and thereafter permanently retained for the duration of the development.

(b) Any plants which within a period of 2 years from the grant of planning permission which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of landscaping in the interests of the visual amenity of the area, to preserve and enhance the Borough's natural environment and to ensure a high-quality built environment.

#### **9. Noise**

The combined rating level of the noise from any plant installed pursuant to this permission (other than plant which is only to be operated in emergency circumstances) shall not exceed the existing background noise level outside the window to any noise-sensitive room. Any assessment of compliance in this regard shall be made according to the methodology and procedures presented in BS4142:2014.

Any machinery and equipment installed pursuant to this permission shall be designed and installed to ensure that structure borne (re-radiated) noise emissions shall not exceed 35 LAeq dB (5 min) when measured in any habitable room in adjoining residential premises.

Reason: To ensure that the proposed and surrounding residential properties and other noise-sensitive premises in the vicinity of site are adequately protected from noise.

#### **10. Restriction of commercial food delivery (Makers Quarter)**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the hereby approved Makers Quarter at ground and first floor level shall not be permitted for commercial food delivery services.

Reason: In order to protect the proposed employment space and activity, prevent undue amenity and transport impacts associated with commercial food delivery operations.

**Informatives:**

**Odour control and installation of ventilation and plant**

The installation of plant, ventilation or machinery will require separate planning consent(s).

**Working with the applicant:**

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.