

SUPPLEMENTARY 1

PLANNING COMMITTEE

Monday, 26 April 2021

**Agenda Item 6. 34-42 East Street, Barking - 21/00159/FULL (Pages 1
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**Barking &
Dagenham**

ADDENDUM REPORT

Barking and Dagenham Council Planning Committee addendum report		Date: 26/04/2021
Application No:	21/00159/FULL	Ward: Abbey
Address:	34-42 East Street, Barking, IG11 9EP	
Development:	<i>Redevelopment of site to provide a 5-9 storey building comprising up to 65 residential units (Use Class C3) with retail units (Use Class E) at ground and part first floors, with associated landscaping and highway works.</i>	
<p>Summary: ADDENDUM</p> <p><u>Additional Consultation Responses - Greater London Archaeological Advisory Service (GLAAS)</u></p> <p>Further to the initial consultation response dated 17/02/2021, GLAAS have provided a further response dated 16/04/2021 following detailed discussions with the applicant's archaeological contractor. The additional response highlights that although some form of limited field evaluation - likely test pits in the standing building - would be feasible to inform a decision, it is the case that such work would not provide a reliable picture of archaeological potential in this instance. Given the constraints, GLAAS have updated their recommendation advising an archaeological investigation can be accommodated by condition with a second condition allowing scope to amend the foundation scheme if needed.</p> <p><i>Officer response: In light of the updated recommendation from GLAAS, officers recommend that the fourth reason for refusal as reported in the committee report and listed below should be removed, as officers are now assured that this concern can be addressed through the implementation of two conditions, as set out in the full GLAAS consultation response dated 16/04/2021.</i></p> <p><i>Reason 4: The proposed application has not been accompanied by an adequate Archaeological Written Scheme of Investigation to inform Historic England of the impact of the design proposals on this Archaeological Priority Area, contrary to policy BP3 of the Borough Wide Development Policies Development Plan Document and the NPPF.</i></p> <p><u>Additional neighbour representation</u></p> <p>An additional representation has been received from a local resident, objecting to the proposal on for the following reasons:</p> <ul style="list-style-type: none"> • Concerned with regards to the loss of the retail units, in particular Iceland which is busy and popular with elderly and disabled residents/shoppers as the shop can be browsed peacefully, talk to people on the till and have food delivered. This could be the only human some might speak to all day. • A block of flats on the site will devastate many people who will suffer considerably and will not enhance what is left of the town centre. • Please leave the shops along, there are more than enough high rise flats and it is night to 		

see the sky.

Officer response: Officers note that the application proposes a mixed-use development that would include the re-provision of retail floorspace alongside residential units on the upper floors. The proposal includes 6 retail units that range in size, to replace the existing 2 units. Officers note that this would not replicate the existing retail format due to the size of the stores, however there is no policy protection to determine or distinguish between types of retail uses.

In terms of the impact of the flats / high rise nature of the development, this is assessed within the committee report.

Recommendation:

1. The Officer recommendation for refusal remains unchanged, subject to the removal of recommended refusal reason no. 4.

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