



## LONDON BOROUGH OF BARKING & DAGENHAM PLANNING COMMITTEE – Addendum Report

10 August 2020

### Application for Planning Permission

|                            |  |                    |            |
|----------------------------|--|--------------------|------------|
| <b>Presenting Officer:</b> | James Coulstock<br><b>Deputy Chief Planning Director</b> | <b>Valid Date:</b> | 14-11-2018 |
| <b>Application Number:</b> | 18/01927/FUL   | <b>Ward:</b>       | Abbey Ward |
| <b>Address:</b>            | Trocoll House, Wakering Road, Barking IG11 8PD           |                    |            |

The purpose of this addendum report is to set out an update to committee members following the receipt of further information following the publication of the committee report on Friday 31<sup>st</sup> July 2020 in relation to Trocoll House, Wakering Road, Barking IG11 8PD.

To date, the application has been assessed and progressed in accordance with the Mayor of London's viability assessed route as the affordable housing offer fell below the 35% 'Fast Track' threshold. This is detailed within the published committee report at paragraphs 2.15 - 2.24.

On the 5<sup>th</sup> August 2020, Officers received correspondence from the Applicants planning agent setting out a revised affordable housing offer at 35% in full accordance with the Mayor of London's fast track route.

Officers wish to make clear that whilst the applicant has noted members desires to deliver affordable housing in making an increased offer, the position of viability is respectfully not agreed. The uplifted offer has been made to seek to overcome the reason for refusal presented to members within the published committee report.

I attach a full copy of the offer to this addendum for members consideration.

Members will be aware that the application was presented with a single reason for refusal being affordable housing. As outlined at the members briefing last month, the applicant and Be First have worked constructively to overcome all other previously raised concerns. Receiving this revised offer at such a late stage, officers request members resolve to defer this application until the meeting on 14 September 2020 to allow for consideration of this revised offer.

#### Officer Recommendation:

Planning Committee is asked to resolve to:

Defer their consideration of this application until the meeting on 14 September 2020.