



Delegated report – Source of delegation NH232 (Neighbourhoods and Housing) for applications and decisions that are non-committee items

Address: Land Southwest of Great Eastern Street, London, EC2A			
Date of Visit: SARS-CoV2 Site has been visited historically		Reference No: 2021/0561	
Case officer: Gerard Livett Locally/Listed Building: No		Ward: Hoxton East and Shoreditch Conservation Area: South Shoreditch	
Consultation Check:		Officer Initial	Date:
Yes		GL	19/04/2021
Proposal: Variation of conditions 2 (Scale parameters), 3 (length of temporary permission) and 4 (Visitor Management Strategy) attached to planning permission 2018/3078 dated 07/12/2018 for temporary change of use to outdoor food market (sui generis use) and erection of associated structures. Use to 05/08/2024			
Site Description: The site is located on the south side of Great Eastern Street and was formerly a car park, but has been used as a temporary street food venue for some time. To the south of the site is the development known as 'The Stage' which is proceeding. The site is in the City Fringe Opportunity Area and the South Shoreditch Conservation Area. Great Eastern Street forms part of the Transport for London Road Network.			
Photographs of Site and Surroundings			

Great Eastern Street	Former occupier
Development Constraints North: Commercial	Development Constraints East: Railway
Development Constraints South: Commercial / Residential	Development Constraints West: Commercial
Relevant History: 2015/0167: Temporary change of use to outdoor food market (use class sui generis) and erection of temporary structures Granted: 09/04/2015 2015/2425: Variation of condition 3 (temporary use) attached to planning permission 2015/0167 dated 09/04/2015 to extend the use to operate until 31/10/2018. Granted: 30/11/2015 2016/4605: Variation of condition 2 (approved drawings) attached to planning permission 2015/2425 dated 30/11/2015 for temporary change of use to outdoor food market (use class sui generis) and erection of associated structures. The effect of the variation would be to allow for flexibility of the layout of structures at the site. Granted: 03/03/2017 2017/4832: Variation of condition 6 (opening hours) attached to planning permission 2016/4605 dated 03/03/2017 for temporary change of use to outdoor food market (use class sui generis) and	

erection of associated structures. The effect of the variation would be to allow the use to operate between the following times: 12:00 to 00:00 on Monday to Thursday; 12:00 to 00:30 on Friday and Saturday; 12:00 to 23:30 on Sundays and Bank Holidays.

Granted: 05/02/2018

2019/2942: Display of internally illuminated LED digital sign

Refused: 17/10/2019

Enforcement History:

None

Neighbour Consultations/Responses:

Summary: 23 neighbours were consulted, a press notice published and a site notice posted

No representations received

Consultations (Internal):

Emergency Planning and CCTV: No response received

Pollution (Noise): No response received

Strategic Policy: No objection

Consultations (External):

Shoreditch CAAC: No objection but the SCAAC notes that the description of the proposed land use as temporary is misleading, that interior changes are of low quality design and that there are errors in the description (eg the site is not adjacent to the Conservation Area but within it).

Transport for London: No response received

Policy:

Development Plan	London Plan 2021:	SD1 – Opportunity Areas SD4 – The Central Activities Zone (CAZ) D4 – Delivering good design D13 – Agent of Change D14 – Noise E9 – Retail, markets and hot food takeaways HC1 – Heritage Conservation and
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		<p>Growth</p> <p>HC6 – Supporting the night-time economy</p> <p>SI1 – Improving air quality</p> <p>T4 – Assessing and mitigating transport impacts</p> <p>T5 - Cycling</p>
	<p>Hackney: A Place for Everyone – Local Plan 2033</p>	<p>PP8 – Shoreditch and Hoxton</p> <p>LP1 – Design Quality and Local Character</p> <p>LP2 – Development and Amenity</p> <p>LP3 – Designated Heritage Assets</p> <p>LP38 – Evening and Night Time Economy</p> <p>LP39 – Over-concentration of Uses</p> <p>LP40 – Street Markets</p> <p>LP42 – Walking and Cycling</p> <p>LP43 – Transport and Development</p> <p>LP58 – Improving the Environment – Pollution</p>
	<p>SPD/SPG:</p>	<p>South Shoreditch</p>
	<p>Other</p>	<p>City Fringe Opportunity Area Planning Framework 2015</p>
<p>National Guidance</p>		<p>NPPF</p> <p>NPPG</p>
<p>Assessment and Reasons:</p> <p><u>Background</u></p> <p>The application proposes the following:</p> <p>Alterations to the layout of the demountable structures in the site,</p> <p>Change of management strategy to reflect the premises licence, and</p> <p>Extension of the period of temporary use until 05/08/2024.</p> <p><u>Principle of the Proposal</u></p>		

The planning practice guidance discourages the repeated use of temporary consents on sites. However, in this case, it is noted that the use has, until the pandemic lockdown' provided a 'meanwhile' use for a former lorry park.

This use of the site provides a significant level of employment, which is considered a public benefit.

The applicants have stated, in supporting documents, that the length of temporary consent sought is in line with the owner's medium-term aspiration to redevelop the site as a hotel.

On this basis, the principle of the proposal and the land use are considered acceptable.

Design and Heritage

Although the site is in the South Shoreditch Conservation Area and the proposed structures would detract from the appearance of the area, this harm to the appearance is considered to be less than substantial. That the structures will be temporary diminishes this harm and the public benefit outlined above outweighs the short-term harm to the appearance of the conservation area.

The use as a street food market is considered to be in keeping with the character of the area.

Impact upon amenity

The use of the site has the potential to give rise to noise and disturbance which could be considered detrimental to the amenity of neighbouring residential occupiers. At present, there are no nearby residential premises, but the flats in 'The Stage' are likely to be delivered during the period of the use. However, the Agent of Change principle is considered to apply and any short-term impact to the amenity of the new residents would be acceptable in this case. Furthermore, the council's Environment Protection Team has considered the proposal and is satisfied that no further measures to mitigate against noise nuisance would be required.

The applicants have submitted a revised management plan, in keeping with the premises' licence, which is appropriate.

The changes to the design of the structures on the site do not raise any significant concerns with regards to overlooking, loss of light, overbearing appearance, or increased sense of enclosure.

Conclusion

The proposed changes to the approved scheme are considered acceptable in land use, design and amenity terms.

This application is recommended for approval

Recommendation:

GRANT planning permission, subject to conditions:

	NAME/SIGNATURE	DATE
Planning Officer	Gerard Livett	19/04/2021
Team Leader	adele castle	19/04/2021