

**From:** [REDACTED]  
**To:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** FW: 34 Wallis Road  
**Date:** 29 November 2017 17:18:26  
**Attachments:** [image001.png](#)

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Hi [REDACTED],

Please see below. Would you be able to arrange to meet up with [REDACTED] please?

Hi principals,

In my email to you of last Friday I said that (though we had found happy homes for [REDACTED] major cases) we hadn't identified an officer for the 2x34-38 Wallis Road cases. Going on to say that 'I'd say that we'd need a PPO to take this on, or a PPO lead with a 'companion' officer. Please can you consider and let me know. '

Have you had any thoughts on this in the mean time ?

[REDACTED] would like a mtg to discuss, and as [REDACTED] is not with us for much longer it would make sense for the new case officer to join her at that mtg. Please can you get back to me by the end of the week on this.

Thanks all,

[REDACTED]

[REDACTED]

Head of Development Management (Planning Policy & Decisions Team)  
LLDC Tel: [REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 November 2017 17:14  
**To:** [REDACTED]  
**Subject:** RE: 34 Wallis Road

Hi [REDACTED],

Yes, survived it ! Phew ! Hope that you're doing well.

I am not aware of the detail of this case, but I know that [REDACTED] is, so I think it would be more beneficial from your perspective to meet with her to discuss further. I'll send on your email to her and ask her to get in touch with you. I'll also see if I can have another officer join her as [REDACTED] is about to leave on secondment to the GLA for a year.

Kind regards

[REDACTED]

[REDACTED]

**Head of Development Management (Planning Policy & Decisions Team)**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

**Direct:** [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [REDACTED]



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**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** 29 November 2017 16:39  
**To:** [REDACTED]  
**Subject:** 34 Wallis Road

[REDACTED]

Hope you survived Committee last night unscathed!

I just spoke to [REDACTED] and he suggested I liaise with you.

We are acting for a developer, Hurlington, with the contract to purchase this site. I know there are two applications submitted which don't resolve the flood risk issue.

Before we purchase the site we'd like to run a new flood solution past you that we have discussed with the EA and also understand the other key planning issues from the work to date from your perspective.

Could you let me know any times next week we could meet for an hour or so? Sorry so urgent but we have a limited window to exchange on the purchase.

Thanks

[REDACTED]  
Director

direct: [REDACTED]

mobile: [REDACTED]

e-mail: [REDACTED]

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: 34-38 Wallis Road -Hotel Use Acceptable?  
**Date:** 20 December 2017 15:28:03

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Thanks a lot [REDACTED]! Happy Christmas and New Year –see you soon x

[REDACTED]  
**Senior Planning Development Manager**  
London Legacy Development Corporation

**DDI:** [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 December 2017 15:14  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: 34-38 Wallis Road -Hotel Use Acceptable?

Hi [REDACTED]

Yes you are right. Proposals for town centre uses should be directed towards the centre, as this site is considered edge of centre any proposal for retail or leisure use of more than 200sqm should demonstrate that there are no other suitable sites available within the centre, and conduct a retail and leisure impacts assessment to demonstrate that the development would not have detrimental impacts on the neighbourhood centre, its boundary, spatial definition of the centre and footfall.

In relation to the hotel use, neither the HW Masterplan or the town centre elements of PDZ4 or 5 allow for a hotel use within it, so I would anticipate that they would be able to demonstrate a lack of suitable, available sites for this use. A hotel use could also be appropriate in flooding terms provided the residential accommodation was located on upper floors. I think the issue is really more about the fact that the proposal contains wholly town centre uses (as opposed to the incorporation of residential within the centre boundary) which would certainly shift the focus westwards, potentially having negative impacts upon the designated boundary and on the ability of the plots within the centre itself to deliver the required town centre uses. In my view this means understanding the boxpark type retail offer, the size of units, potential occupants and whether this is temporary? As well as whether a mix including residential would be more appropriate in this location, emphasising the need to maximise housing delivery in the context of SP.2.

Hope this helps.

Have a good Christmas and good luck at the GLA!

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 20 December 2017 13:19  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 34-38 Wallis Road -Hotel Use Acceptable?

Hi [REDACTED],

I have a pre-app at 34-38 Wallis Road, Hackney Wick.

In our first meeting they were proposing a 'box park' concept at ground and mezzanine to overcome flood issues, with residential above to 6-storeys (approx.), with 70 units.

I have just had a conversation with [REDACTED] at DP9 (planning agent), and he asks whether we would support a hotel on this site (in place of residential). I noted that it the site is on edge of Neighbourhood Centre, as a main town centre use, which could be supported in principle, although they would need to demonstrate need and do sequential testing. Is that a correct analysis? I said I would check with you first and confirm.

If you are unable to respond by the end of the day, please could you contact [REDACTED] directly:

[REDACTED]  
Director

direct: [REDACTED]  
mobile: [REDACTED]  
e-mail: [REDACTED]

Thanks,  
[REDACTED].

[REDACTED]  
**Senior Planning Development Manager**  
**London Legacy Development Corporation**

**DDI:** [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Draft 34-38 Wallis Road Pre-App Advice  
**Date:** 19 December 2017 12:52:59

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Hi [REDACTED],  
Obviously I wasn't at the mtg, but this seems fine to me.  
Please would you cc me/the new case officer (HW?) into this reply when it goes out.  
Thanks

[REDACTED]  
Head of Development Management (Planning Policy & Decisions Team)  
LLDC Tel: [REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2017 12:29  
**To:** [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** Draft 34-38 Wallis Road Pre-App Advice

Hi all,

Please see below pre-app advice for 34-38 Wallis Road (Hawkins Brown) scheme. I'd be grateful if you could review and provide comments by midday tomorrow, to allow me to send onto planning agent prior to leaving. Sorry for short notice, although I hope it reflects our recent meeting where we discussed this.

Thanks!

[REDACTED]  
  
H [REDACTED],

Thanks for coming to meet Officers on 6<sup>th</sup> December to present the developing proposals at 34-38 Wallis Road, Hackney Wick. The purpose of the meeting was to understand if Officers would accept the principle of development on the site, most specifically in reference to the proposal at ground floor level taking reference to requirements set out by the Environment Agency, relating to flood risk. This was to inform your client prior to them making an offer to buy the site. The comments set out below are high level, rather than getting into too much detail, which will follow in any future meetings. The comments reflect our discussion, and have been informed by design colleagues at LLDC.

**Site & Planning Context**

- Outside of, although immediately adjacent to Fish Island and White Post Lane

Conservation Area;

- Bordered by Hope Chemical Works brick wall –identified as a non-designated heritage asset in the Local Plan (albeit classified as low-significance);
- On border of Hackney Wick Neighbourhood Centre, as designated in the Local Plan;
- Flood Zone 3

### **LLDC PPDT Aspirations for Site**

The vision for Hackney Wick is clearly articulated in LLDC's Local Plan, Sub-Area 1; comprehensive heritage and employment led regeneration, the key priorities for the area around the application site being incorporated and promoted within the Hackney Wick Central Masterplan (ref: 16/00166/OUT) that has resolution for approval, and which sits adjacent to the site.

Officers recognise and appreciate the difficulties presented by 34-38 Wallis Road, aware of the recent planning history where application proposals were withdrawn in Feb 2015 due to an outstanding objection from the Environment Agency re. flood compensation on the site.

Officers wish to reconcile and fully understand the constraints by the Environment Agency, challenging these where appropriate, and to work collaboratively with the EA and your client to release the site for redevelopment, in accordance with our objectives, and to produce the highest quality scheme as possible given these constraints.

It is strongly supported how you have already engaged with the EA, and it is helpful to read their advice. In terms of next steps, a joint meeting with the Environment Agency with PPDT, LLDC design, your team and the EA is advised.

With clear parameters established, we can work together to develop the most appropriate solution at ground floor.

To be clear, Officers support the redevelopment of the site, and commit to working with the EA and your team to overcome flood issues. First however, we want to be at the table with the EA and collectively solve the problem to inform the design of any development, investigating and appraising all options.

### **Proposed Use at Ground Floor**

The proposal presented elevated the first floor to 6 metres above ground level, with the incorporation of 'shipping containers' at ground and mezzanine levels that would provide commercial/workshop space and some F&B. The concept is developed to replicate similar footprint as the existing scrap containers on the site, satisfying the EA.

The proposal is innovative in its aspirations and has creative intent, although requires a comprehensive and thorough design review and the development of management and commercial strategies.

As iterated previously, the proposal at ground level needs to have longevity, both in its appearance and use; while Box Park and Pop Brixton are successful, these are as interim uses. Officers concerns are categorised as follows:

Use: how will these work in practice; what land uses are proposed; how will they be flexible over time?

Architecturally: how do they relate to the building above (proposed building is very polite, whereas shipping containers quite rough); how will they be designed in a way to stand test of time, and appear like permanent installations; how will they provide an edge/boundary/active frontage at different parts of the site; how are you approaching the existing Hope Chemical Works wall –part retention, re-use of wall?

In light of these comments, at this stage Officers are not convinced with the ground floor strategy. More information is required and a review of how it will work, and how the building will be designed to respond to this ground floor arrangement –how it will be different and use it as an opportunity, to be more creative in its architecture.

### **Next Steps**

As noted above, the next stage is to jointly meet with the EA, understand the parameters, and collectively approach the issue to design a scheme that satisfies the EA, and LLDC's planning and design objectives. LLDC planning and design officers will work with you to develop a scheme that meets all of our aspirations; to re-assure you, we want development on this site, the EA acknowledge there will be development on this site, and together we will be able to design a development that is acceptable. Before accepting the current proposal at ground level, which we have some reservations about as detailed above, we need to fully understand different development options available first at ground level to ensure we have the best outcome possible.

As noted in our meeting of 6<sup>th</sup> December, I am leaving LLDC on secondment to the GLA for 12-months. [REDACTED] and [REDACTED] are the design officers with an excellent knowledge of the site, and [REDACTED] is in the loop and will be able to allocate a Case Officer when we wish to progress the scheme.

Kind regards,

[REDACTED].



**From:** [Sam Hine](#)  
**To:** [James Armitage-Hobbs](#); [PetrKalab@hawkinsbrown.com](mailto:PetrKalab@hawkinsbrown.com); [harry@hurlington.com](mailto:harry@hurlington.com);  
[SarahBin@londonlegacy.co.uk](mailto:SarahBin@londonlegacy.co.uk)  
**Subject:** 34 Wallis Road

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[Sarah](#) – Please can you let me know whether you are happy for the meeting to be at Hawkins Brown, 159 St John St, EC1

**From:** [Sam Hine](#)  
**To:** [James Armitage-Hobbs](#); [PetrKalab@hawkinsbrown.com](mailto:PetrKalab@hawkinsbrown.com); [harry@hurlington.com](mailto:harry@hurlington.com); [sarahbin@londonlegacy.co.uk](mailto:sarahbin@londonlegacy.co.uk)  
**Subject:** 34 Wallis Road

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PLEASE NOTE THIS MEETING WILL BE AT THE LLDC

**From:** Sarah Birt  
**To:** "Sam Hine"  
**Cc:** Catherine Smyth; Hilary Wrenn; Steve Tomlinson; Hannah Lambert; "James Armitage-Hobbs"  
**Subject:** 34-38 Wallis Road Pre-Applicaition Advice  
**Date:** 20 December 2017 16:15:59

---

Hi Sam,

Thanks for coming to meet Officers on 6<sup>th</sup> December to present the developing proposals at 34-38 Wallis Road, Hackney Wick. The purpose of the meeting was to understand if Officers would accept the principle of development on the site, most specifically in reference to the proposal at ground floor level taking reference to requirements set out by the Environment Agency, relating to flood risk. This was to inform your client prior to them making an offer to buy the site. The comments set out below are high level, rather than getting into too much detail, which will follow in any future meetings. I have since met with design colleagues to discuss the proposal; I hope this advice accurately reflects their views too, unfortunately given the time pressure to issue the advice, I have not received comments on this email from them.

### Site & Planning Context

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### **Hotel Use**

Following our discussion earlier on the phone I have had an opportunity to speak with policy colleagues. They corroborate the below.

Proposals for town centre uses should be directed towards the Neighbourhood Centre, as this

site is considered edge of centre any proposal for retail or leisure use of more than 200sqm should demonstrate that there are no other suitable sites available within the centre, and conduct a retail and leisure impacts assessment to demonstrate that the development would not have detrimental impacts on the neighbourhood centre, its boundary, spatial definition of the centre and footfall.

In relation to the hotel use, neither the HW Masterplan or the town centre elements of PDZ4 or 5 allow for a hotel use within it, so you may be able to demonstrate a lack of suitable, available sites for this use. The issue would really be more about the fact that the proposal would then contain wholly town centre uses (as opposed to the incorporation of residential) which would certainly shift the focus westwards, potentially having negative impacts upon the designated boundary and on the ability of the plots within the centre itself to deliver the required town centre uses. This will mean understanding the retail offer, the size of units, potential occupants etc..? As well as whether a mix including residential would be more appropriate in this location, emphasising the need to maximise housing delivery in the context of SP.2.

As noted in our meeting of 6<sup>th</sup> December, I am leaving LLDC on secondment to the GLA for 12-months. Hannah Lambert and Steve Tomlinson are the design officers with an excellent knowledge of the site, and Catherine Smyth is in the loop and will be able to allocate a Case Officer when we wish to progress the scheme. The Case Officer is likely to be Hilary Wrenn (cc'd) as she is taking on the two live planning applications we are currently considering on the site.

Kind regards,

Sarah.

**Sarah Birt**

**Senior Planning Development Manager**

**London Legacy Development Corporation**

**DDI:** 020 3288 1490

**Mobile:** 07964 121996

**Email:** [sarahbirt@londonlegacy.co.uk](mailto:sarahbirt@londonlegacy.co.uk)

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**From:** Sarah Birt  
**To:** 'James Armitage-Hobbs'  
**Subject:** RE: Wallis Road  
**Date:** 20 December 2017 12:58:03

---

Hi James,

Yes –all drafted, just waiting for comments back from design colleagues.

Thanks,  
Sarah.

**Sarah Birt**  
**Senior Planning Development Manager**  
**London Legacy Development Corporation**

**DDI:** 020 3288 1490  
**Mobile:** 07964 121996  
**Email:** [sarahbirt@londonlegacy.co.uk](mailto:sarahbirt@londonlegacy.co.uk)

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**From:** James Armitage-Hobbs [mailto:[james.armitage-hobbs@dp9.co.uk](mailto:james.armitage-hobbs@dp9.co.uk)]  
**Sent:** 20 December 2017 12:54  
**To:** Sarah Birt  
**Subject:** RE: Wallis Road

Hi Sarah

Are you still on track to issue your comments today?

Regards

James

James Armitage-Hobbs  
Associate

**direct:** 020 70041787  
**mobile:** 07872691002  
**e-mail:** [james.armitage-hobbs@dp9.co.uk](mailto:james.armitage-hobbs@dp9.co.uk)

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**From:** Sarah Birt [mailto:[SarahBirt@londonlegacy.co.uk](mailto:SarahBirt@londonlegacy.co.uk)]  
**Sent:** 18 December 2017 12:01

**To:** James Armitage-Hobbs <[james.armitage-hobbs@dp9.co.uk](mailto:james.armitage-hobbs@dp9.co.uk)>

**Subject:** RE: Wallis Road

Hi James,

I met with design team end of last week and am putting together some comments. Hope to get these across by Weds; if not by then, they will already be prepared and can be sent by the Head of DM (Catherine Smyth).

Thanks,

Sarah.

---

**From:** James Armitage-Hobbs [<mailto:james.armitage-hobbs@dp9.co.uk>]

**Sent:** 13 December 2017 16:24

**To:** Sarah Birt

**Subject:** Wallis Road

Hi Sarah,

Just checking if you have had a chance to prepare your written comments following our meeting last week?

Regards

James

James Armitage-Hobbs

Associate

direct: 020 7004 1787

mobile: 07872691002

e-mail: [james.armitage-hobbs@dp9.co.uk](mailto:james.armitage-hobbs@dp9.co.uk)

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