

**London Borough of Barking and Dagenham**

**Schedule of Proposed Changes  
to reflect the Post-Hearing Consultation on the Barking Town Centre  
Area Action Plan: Tall Buildings**

**July 2010**



## **Introduction**

This document is the Schedule of Proposed Changes to reflect the Post-Hearing Consultation on the Barking Town Centre Area Action Plan: Tall Buildings. It has been prepared by the Council and includes changes that may be incorporated, at the Inspector's discretion, into the Barking Town Centre Area Action Plan.

The changes in this document are further changes that have been proposed by the Council in their response to the Post-Hearing Consultation which took place between 10 June and 9 July 2010.

## **Structure of the Document**

This document is arranged across six columns:

- The first column shows the Main Matter and question number that is being referred.
- The second column highlights which section of the Barking Town Centre Area Action Plan is being referred to.
- The third column details the question put forward by the Inspector in the Main Matters.
- The fourth column – n/a
- The fifth column contains the Council's proposed changes. The deleted text shown in ~~strike through~~ and the additional text shown as underlined refer to changes made in the Further Proposed Changes Schedule (May 2010). Where the Council is proposing to make a change to either the Advertised or Further Proposed Changes Schedules the deleted text is shown as ~~double strike through~~ and the additional text is shown as a double underline. Changes which have occurred as a result of the Post-Hearing Consultation which took place between 10 June and 9 July are shown in green front. These two changes are referenced Tall Building Proposed Change 1 and 2.
- The final column – n/a

Reference	Section	Inspectors Main Matter Question / Textual clarification	Changes Required by Respondent	Proposed Minor Change	Agreement with Representer / Outstanding Concerns
Post Hearing Representation to Post Hearing Changes 29/04/BTCSS3/2/015	Chapter 7 BTCSSA3	n/a	n/a	<p><b><u>Tall Building Proposed Change 1</u></b></p> <p><b><u>Further Proposed Change 85</u></b></p> <p><b><u>Post-Hearing Change 8</u></b></p> <p>The Council proposes to amend the Reasoned Justification to BTCSSA3 as follows:</p> <p>The Council will require a scheme of very high quality design in order to deliver the change of character, environment and image of the area that it seeks. <u>Tall buildings above 10 storeys are unlikely be not acceptable on or immediately adjacent to the station concourse. CABE and English Heritage 'Guidance on Tall Buildings' (2007) will be taken into account</u></p>	

				<p><u>when considering development proposals for tall buildings in the site allocation area. All buildings should be of exemplary high design, take account of existing and other proposed tall buildings. Development should <del>preserve</del> conserve or enhance the character significance including the setting of the Barking Town Centre Conservation Area and views of the Town Hall tower. .-It must deliver a significant improvement in townscape and the pedestrian environment. The Council considers this to be a location particularly suitable to include one or more land mark building (15+ storeys) (see policy BTC18) but will also be keen to ensure that any scheme respects the Listed Building status of the existing station building.</u></p>	
<p>Post Hearing Representation on Post Hearing Changes (addendum) 26/06/BTC19/S/0010</p>	<p>Chapter 6 BTC19</p>	<p>n/a</p>	<p>The new text added to the reasoned justification to policy BTC19, which includes what the Council consider to be key views that merit conservation or enhancement. In E&amp;A's previous objects to the pre-submission report, we objected to lack of</p>	<p><b><u>Tall Building Proposed Change 2</u></b></p> <p><b><u>Post-Hearing Change 10</u></b></p> <p><b><u>Hearing Proposed Change 10</u></b></p> <p>The Council propose to include</p>	

			<p>information regarding the views which the Council seek to protect and the criteria and rationale for the protection of such views. Although a list of views has been provided through the amendments to policy BTC19, there is no information on the criteria or rationale that led to these becoming key views. This information needs to be made available before it can be ascertained how the conservation or enhancement of these views will impact on development proposals and vice-versa.</p>	<p>the following paragraph at the end of the Reasoned Justification to Policy BTC19:</p> <p><u>In accordance with Policy BTC17 any proposals for tall buildings must conserve or enhance the significance of the area's heritage assets and its setting such as listed buildings, Schedule Ancient Monuments, the Abbey Road Riverside and Abbey and Barking Town Centre Conservation Areas. This includes other townscape features of local distinctiveness and heritage value. Key views which are set out in the Abbey Road Riverside and Abbey and Barking Town Centre Conservation Area Appraisals must also be taken into account.</u></p> <p><u>The main views include:</u></p> <ul style="list-style-type: none"> <li>• <u>The main view of the Malthouse south from the Mill Pool</u></li> <li>• <u>360 degree views from junction of Station Parade, London Road and Ripple Road, north along Station Parade, east along Ripple</u></li> </ul>	
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