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By Courier & Planning Portal  
16<sup>th</sup> October 2018

Planning Portal Ref: PP-07347210  
Planning Application Ref: 18/00161/FUL  
Our Ref: AXA008/RMP/MH

Dear Nelupa,

**NON-MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION 18/00161/FUL:  
ADDITIONAL WINDOW IN THE GREEN WALL OF BUILDING 1; ON LAND AT THE FORMER  
SANOFI SITE, YEWTREE AVENUE, DAGENHAM.**

We write on behalf of our client NTT Communications Corporation (NTT) – the applicant – in respect of the recently discussed non-material amendment to planning permission 18/00161/FUL.

This covering letter forms part of a suite of formal planning application documents, which meet the validation requirements of the London Borough of Barking and Dagenham. The submitted documents include:

- Application forms and notices; and the following formally submitted plans;
- Application boundary plan, Dwg. No. PHW-ARC-SP-DR-A-0100 Rev. A (ARCMC);
- Fire alarm and detection layout, Dwg. No. PHW-RED-B1-00-DR-J-2400 Rev. A (RED);
- 132/11kV Substation Layout, Dwg. No. 406824-1101 Rev. P12 (Freedom);
- UKPN Control Room Layout and Sections, Dwg. No. 406824-1112 Rev. P1 (Freedom);
- 132/11kV Substation – Sections Layout, Dwg. No. 406824-1103 Rev. P6 (Freedom);
- Building 1 – Building Elevations, Dwg. No. PHW-ARC-B1-ZZ-DR-A-0400 Rev. D (ARCMC);
- Building 1 – Office Elevations, Dwg. No. PHW-ARC-B1-ZZ-DR-A-0630 Rev. B (ARCMC);
- Site Plan – Security Dwg. No. PHW-ARC-SP-ZZ-DR-A-0006 Rev. E (ARCMC); and
- Phase 1 – Model Visuals, Dwg. No. PHW-ARC-SP-SS-DR-A-0900 Rev. B (ARCMC).



## The Application Site

As shown on the Site Location Plan, the proposed development site lies on the eastern side of the former May and Baker / Sanofi pharmaceutical works. To the north west are the retained buildings which form part of Londoneast-uk business and technical park and to the north is Foxes Lane and the May & Baker Sports & Social Club. To the east is the Chase Nature Reserve and to the immediate south is the over ground element of the underground (District Line) serving Dagenham East Station. To the immediate west are three newly constructed warehouses.

## Planning History

Outline planning permission (11/01044/OUT) on the wider site was granted by the London Borough of Barking & Dagenham in March 2012 for:

*'Permission for Mixed use redevelopment comprising erection of up to 30,000m<sup>2</sup> of buildings (Use classes B1(c), B2, B8, D1), retention and re-use of 41,637m<sup>2</sup> of buildings (Use classes B1, B2, B8, D1) including up to 3,500m<sup>2</sup> healthcare building (Use class D1), erection of 9,816m<sup>2</sup> training centre (Use class D1), 9,276m<sup>2</sup> supermarket including petrol station, 80 bed hotel and restaurant (Use class C1) and 2 floodlit synthetic turf football pitches with associated landscaping and parking.'*

This outline planning application has been supplemented with a number of subsequent submissions which following their approval have been implemented.

This proposal relates to the eastern end of the former pharmaceutical site which has been subject to a number of recent planning applications. Of greatest relevance to this submission is that on the 12<sup>th</sup> of September 2018, full planning permission was granted on the site (Ref: 18/00161/FUL) for the following:

*"Erection of two data centre buildings (Use Class B8), with ancillary plant, offices, gatehouse, electrical sub-stations, fuel storage, car parking, site fencing, landscaping and other associated works."*

The permission is subject to a number of conditions, including conditions 2 and 3 which stipulate that the development must accord with the submitted plans. The submitted plans include details such as the number of windows in the green wall which this non-material amendment application seeks to change. This non-material amendment application seeks approval for the following changes to application (Ref: 18/00161/FUL):

- an additional window in the green wall of building 1;
- an additional free standing electrical substation in the main utility compound;
- the insertion of fire louvres on the southern elevation of building 1;
- a revision to the design of the perimeter security fencing;
- a refinement of the fenestration to the substation building in the main utility compound; and
- an amendment to the siting of the fire water tank and pump to the rear of unit 1.

## Reason(s) for the non-material amendment(s)

Since the granting of permission 18/00161/FUL a number of detailed design changes have been required by the occupiers. The minor design changes this non-material amendment application seeks



approval for have been prepared and evolved following ongoing discussions with you and fellow officers to ensure that the requirements of the occupier are both visually sympathetic and retain the previously approved benefits of inward investment into the borough.

With respect to the requisite planning application fee of £234.00 a BACS payment is being made by Dagenham 2BV on behalf of the applicant.

If you have any queries, please do not hesitate to contact me, or my colleague Will Riley, at your earliest convenience.

Yours sincerely,

ROBERT PURTON

Partner

email: [RPurton@davidlock.com](mailto:RPurton@davidlock.com)

Enc: NTT Communication Corporation Planning Application (Hard copy and CD)

Cc: David Harley, Be First