

Item 8

HW/FUL/21/00178 – Market House

Recommendation needs to include consultation with Chair

Officer comments:

Amend Recommendation to read as follows:

**“1) In the event no further objections/comments are received as a result of the outcome of the current consultation, the Committee resolve to GRANT PLANNING PERMISSION subject to the conditions below.
2) In the event further objections/comments are received on the outcome of the current consultation, the Committee resolve to delegate authority to the Director of Strategic Growth and Regeneration in conjunction with the Chair of the Planning Committee to GRANT PLANNING PERMISSION subject to the following conditions.”**

Further Consultation response from Urban Design, ECC Place Services:

This response follows on from our previous correspondence with the most recent being in February 2022. It is positive to see the proposals have been revised to create dual aspect flats and external amenity space. The dual aspect flats represent an improvement to the previous proposals and will help with temperature regulation and ventilation. We are pleased to see 2 access points to the 4th floor access corridor and the proposed landscaping on the external amenity spaces. A further enhancement to the scheme would be the inclusion of a green/brown roof below the PV system.

It is positive to see the proposals have considered the existing building context and the key architectural features such as the horizontal emphasis, yellow banding and protruding window features have been retained. This ensures that the proposals respond to Harlow's New Town typology. Furthermore, it is positive to see proposals to refurbish existing features such as the windows and a like-for-like replacement of the yellow panels. As noted previously, we welcome the setting back of the new 4th floor to reduce the impact of massing and maintain the character of the front elevation. We note that the proposed 'matt acrylic light grey' finish has been selected to tie this new storey into the building. However, careful consideration should be given to the tone of this grey as we have concerns that if it is too dark it will highlight the new 4th floor and increase the prominence of the new part of the building, in the context of a light-coloured existing building. We would welcome the opportunity to review the material samples, and this could form a condition as part of the application.

Officer comments:

The comments are noted. The positive comments on the minor amendments are welcomed.