



Meeting of the

STRATEGIC DEVELOPMENT COMMITTEE

Thursday, 29 August 2013 at 7.00 p.m.

UPDATE REPORT

"If the fire alarm sounds please leave the building immediately by the nearest available fire exit, to which a Fire Warden will direct you. Please do not use the lifts. Please do not deviate to collect personal belongings or vehicles parked in the complex. If you are unable to use the stairs, a member of staff will direct you to a safe area. On leaving the building, please proceed directly to the Fire Assembly Point situated by the lake on Saffron Avenue. No person must re-enter the building until instructed that it is safe to do so by the Senior Fire Marshall. The meeting will reconvene if it is safe to do so, otherwise it will stand adjourned."

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

Zoe Folley, Democratic Services

Tel: 020 7364 4877, E-mail: zoe.folley@towerhamlets.gov.uk

This page is intentionally left blank

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

29th August 2013

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
7.1	PA/13/384 & PA/13/00386	Former Queen Elizabeth Hospital, Hackney Road, London	<p>PA/13/00384: Demolition of all buildings on the site apart from facades of the building fronting Hackney Road; erection of two courtyard buildings of part 5,6,8 and 9 storeys to provide 188 residential units (Use Class C3) and 90sq.m (GIA) of flexible commercial/community floorspace (A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or 'Community Enterprise' Use); the creation of a new shared surface link between Kay Street and Haggerston Park; a shared surface street to the north of the development allowing access to basement parking for 30 cars; and associated highways and landscaping works.</p> <p>PA/13/00386: Conservation Area Consent for retention of the facades of the building fronting Hackney Road and demolition of the remaining parts of the building.</p>
7.2	PA/13/01150	Heron Quays West, Heron Quay, London, E14	<p>Outline planning application (all matters reserved) for the demolition of existing buildings and structures and erection of a new building with a maximum height of 191.5 metres AOD comprising a maximum of 129,857 square metres GIA of office floor space (Use Class B1) and a maximum of 785 square metres GIA of flexible floor space (Use Class A1, A2, A3, A4 and A5) along with a decked promenade to the South Dock, access and highways works, landscaping and other associated works.</p>

Agenda Item number:	7.1
Reference number:	PA/13/00384 & PA/13/00386
Location:	Former Queen Elizabeth Hospital, Hackney Road, London
Proposal:	<p>PA/13/00384: Demolition of all buildings on the site apart from facades of the building fronting Hackney Road; erection of two courtyard buildings of part 5,6,8 and 9 storeys to provide 188 residential units (Use Class C3) and 90sq.m (GIA) of flexible commercial/community floorspace (A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or 'Community Enterprise' Use); the creation of a new shared surface link between Kay Street and Haggerston Park; a shared surface street to the north of the development allowing access to basement parking for 30 cars; and associated highways and landscaping works.</p> <p>PA/13/00386: Conservation Area Consent for retention of the facades of the building fronting Hackney Road and demolition of the remaining parts of the building.</p>

1.0 CLARIFICATIONS AND CORRECTIONS

- 1.1 There were typographical errors in the numbering of the plans and also two documents were missed from the list. The following are corrected plan numbers and documents to be added to the list.
 QUE-AL-200; QUE-AL-201A; QUE-AL-203A, QUE-AL-303A;
 PERS Audit with Ref 056.0035/AAM/PB/GB/97167 REV A dated June 2013 by Upton McGougan Ltd;
 Nocturnal & Dawn Bath Survey with report number RT-MME-113913 dated June 2013 by Middlemarch Environmental Ltd.;
- 1.2 The main report stated that 56 objections were received. At the time of writing of the main report, the letters of objections were continuously being received by the Council. To date the Council have received 183 objections and 1 online petition with 177 signatures.
- 1.3 Many of new objection received have raised similar points already addressed in the main report. The main issues arising from the objections are in relation to:
- Proposed design
 - The retention of the hospital buildings
 - Impact to the Park and the Farm
 - Not enough commercial uses

These issues have been addressed in the main report.

2.0 ADDITIONAL MATERIAL CONSIDERATION

- 2.1 On 14th August, the Planning Inspector's report on the Revised Early Minor Alterations to the London Plan (REMA) was published and it determined the REMA to be sound, subject to a number of amendments as summarised below.
- Most significantly the Inspector supported the objection made by Boroughs (including Tower Hamlets) and recommended the omission of wording which

prevents Boroughs from imposing rent caps or criteria to define affordability.

- The Inspector also recommended changes to allow Boroughs to be involved in agreeing rental levels for affordable housing schemes not funded by the Mayor of London.

2.2 The Inspector's main recommendations regarding affordable housing have been rejected by the Mayor of London, on the basis that the proposed amendments would allow Boroughs to set rent caps below 80% of market rent. In his view rental caps would compromise the delivery of affordable housing.

2.3 The Secretary of State has written to the Mayor of London endorsing his rejection of the Inspector's recommendations.

2.4 The Mayor of London submitted the final 'intend to publish' REMA to the London Assembly for their consideration, which is the final stage in adoption process. The Assembly has 21 days (from 14 August 2013) within which it can reject the REMA by a two thirds majority if it so wishes.

2.5 The Local Planning Authority will consider any further necessary amendments to progress the Affordable Housing SPD in light of the REMA and Members will need to be mindful of the current status of the REMA.

3.0 RECOMMENDATION

3.1 Officers' recommendation remains as outlined in the main report.

Agenda Item number:	7.2
Reference number:	PA/13/01150
Location:	Heron Quays West, Heron Quay, London, E14
Proposal:	Outline planning application (all matters reserved) for the demolition of existing buildings and structures and erection of a new building with a maximum height of 191.5 metres AOD comprising a maximum of 129,857 square metres GIA of office floor space (Use Class B1) and a maximum of 785 square metres GIA of flexible floor space (Use Class A1, A2, A3, A4 and A5) along with a decked promenade to the South Dock, access and highways works, landscaping and other associated works.

1.0 CLARIFICATIONS AND CORRECTIONS

- 1.1 There was a typographical error within paragraph 3.3 g, h, and i, and paragraph 8.227. The lines currently include the word "between" when in fact these are fixed financial contributions and the paragraphs should read as follows:
- A contribution of **£70,000** towards TfL Cycle Hire Scheme.
 - A contribution of **£250,000** towards TfL DLR improvements at Heron Quay West Station.
 - A contribution of **£270,000** towards TfL Bus services within the area.
- 1.2 There was a typographical error in paragraph 3.6 when referring to the car parking ratio condition. This should read as follows:
- Car parking maximum ratio – one space per 1250 sqm of B1 floor space plus one accessible space for use of the retail uses (Requested by TfL and LBTH Highways).
- 1.3 Paragraph 4.6 of the report refers to a development parcel which is a typographical error. It should read as follows:
- Development Specification – this document sets out a written account of the parameter plans and details the description of the proposed development and the quantity of development that could be provided on the site.
- 1.4 Paragraph 8.8 of the report provides details of the maximum floor areas. For clarity, the figures provided are Gross Internal Area (GIA).

2.0 RECOMMENDATION

- 2.1 Officers' recommendation remains as outlined in the main report.