

STRATEGIC DEVELOPMENT COMMITTEE

Tuesday, 25 April 2017 at 7.00 p.m.

Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG

UPDATE REPORT

This meeting is open to the public to attend.

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5.3 Update Report

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UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.2	PA/16/02956	10 Bank Street, London, E14	Construction of a building of 166m AOD comprising 124,734sqm (GIA) of office (Use Class B1) and 293sqm (GIA) of retail (Use Class A1-A5) along with a decked promenade to the West India Dock South, access and highways works, landscaping and other associated works.
5.1	PA/16/00943	562 Mile End Road & 1a, 1b, 1c Burdett Road	Demolition of existing buildings and construction of a mixed use development comprising part 3-storey, part 8-storey and part 12-storey building, 46 residential units, 779sqm (GIA) commercial floorspace (A1, A2 & B1), landscaping, public realm improvements, access and servicing (including 1 disabled car parking space; 99 cycle parking spaces; and associated highway works) and other associated infrastructure.
5.2	PA/16/01041	42-44 Thomas Road, London, E14 7BJ	Demolition of existing buildings and redevelopment of the site to provide new buildings ranging from five to nine storeys comprising 184 residential units (Use Class C3) and 140sqm of flexible commercial space (Use Class A1, A2, A3 or D1), together with associated car parking, landscaping and infrastructure works.

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1.0 UPDATE

- 1.1 The first draft of the Water Space Strategy has been submitted on 19th April 2017 by Canary Wharf Group, pursuant to Schedule 6, paragraph 1.1.1 of the S106 agreement associated with the planning permission for the Quay Club development ref PA/16/00900 dated 31st March 2017.
- 1.2 Officers are currently in the process of reviewing the first draft with a view to provide Canary Wharf Group with initial comments in May.

2.0 RECOMMENDATION

- 2.1 Officer's recommendation remains to GRANT planning permission subject to referral to the Mayor of London, the prior completion of a legal agreement and inclusion of conditions and informatives.

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5.1	PA/16/00943	562 Mile End Road & 1a, 1b, 1c Burdett Road	Demolition of existing buildings and construction of a mixed use development comprising part 3-storey, part 8-storey and part 12-storey building, 46 residential units, 779sqm (GIA) commercial floorspace (A1, A2 & B1), landscaping, public realm improvements, access and servicing (including 1 disabled car parking space; 99 cycle parking spaces; and associated highway works) and other associated infrastructure.

1.0 UPDATE

Additional Representations

- 1.1 Since the publication of the committee report, 26 additional representations have been received in objection to the application. No additional matters have been raised that have not already been considered within the report to the committee.

Relocation of Nightclub

- 1.2 There is an error at paragraph 8.17 of the committee report, rather than the notice period for the operators of the Backstreet Club reported, 12 months from the planning permission, they would be given notice to vacate only 12 months prior to site mobilisation. Relocation efforts would commence whenever the operators wish.
- 1.3 At paragraph 8.221 reference has been made to the club owner's age and health. This is in error and the applicant wishes to make clear that neither the Backstreet Club's operator's health nor age are an issue and that the applicant has worked hard to support the club in the past.

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Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/16/01041	42-44 Thomas Road, London, E14 7BJ	Demolition of existing buildings and redevelopment of the site to provide new buildings ranging from five to nine storeys comprising 184 residential units (Use Class C3) and 140sqm of flexible commercial space (Use Class A1, A2, A3 or D1), together with associated car parking, landscaping and infrastructure works.

1.0 UPDATE

Wheelchair Units

- 1.3 In accordance with the Council's and London Plan policy, 10% of units (18 units) would be delivered as either wheelchair accessible or as adaptable. While the detailed layout and compliance with the relevant Optional Building Regulations would be secured by condition, since the publication of the committee report it came to light that the proposal struggles to provide a wider mix of unit sizes which could still achieve the new Building Regulations standards.
- 1.4 The applicant has developed the suggested internal layouts further and has now committed to deliver the following mix of wheelchair accessible and adaptable units:

Unit size	Wheelchair Adaptable (Private & Intermediate)	Wheelchair Accessible (Affordable Rented)
One-bed	-	-
Two-bed	2	-
Three-bed	10	6
Total:	12 (67%)	6 (33%)

- 1.5 While the provision would not follow the overall unit mix of the scheme, the proposed mix is considered to be acceptable in this instance given that it is skewed towards provision of family sized units and because a high overall proportion of affordable rented units would be delivered as fully wheelchair accessible.
- 1.6 Drawing 3332_PL(70)_10_P1 which details the distribution and mix of the units as per above table will be included in the list of approved documents should permission be granted.

Impact on residents of 18-36 Thomas Road (Burdett Wharf)

- 1.7 Officers have received further commentary from the independent consultant appointed by the Council, dealing with the impact of the proposal on the daylight and sunlight enjoyed by the occupiers of the Burdett Wharf scheme.
- 1.8 The consultant advises that it would be appropriate to look at the impact on the windows that are unaffected by recessing or overhangs as these windows represent the impact of the development free of sensitivities caused by the building's own window design. The before and after ratios would be 0.57 to 0.84 of the former VSC value. The consultant concludes that the adverse impact would thus be "moderate for the most part" although the ground floor reduction of 0.58 and 0.57 "could be considered major". The consultant advises that the daylight distribution impact "tends towards moderate, with a few changes which would be considered major".

1.9 The consultant concludes that "The reduction in massing results in a material improvement to the results of the daylight and sunlight assessment. The impact is generally moderate, although some rooms have a greater relative loss of light. This is partly due to the nature of the windows at 18-36 Thomas Road, many of which are recessed into the building."

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