

# STRATEGIC DEVELOPMENT COMMITTEE

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Thursday, 25 October 2018 at 6.30 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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**5.2 Update Report**

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**UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL**

<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
n/a	PA/16/03342 PA/16/03343	<b>Former London Chest Hospital, Bonner Road, London, E2 9JX</b>	Planning and listed building consent applications for demolition of all existing buildings on-site (excluding main hospital building and sanitation tower) to redevelop the site to provide 291 residential units (Use Class C3) and 428sqm non-residential institution space (Use Class D1) with the new residential units located within an enlarged main hospital building and within the erection of three new buildings rising to a maximum of 8 storeys with associated works to built heritage, selected removal of TPO trees, plus new tree planting and landscaping works, provision of 9 disabled car parking spaces and other works incidental to the development.

**1. BACKGROUND**

- 1.1 On 20 September 2018, the Strategic Development Committee considered a report in respect of planning and listed building consent applications for the redevelopment of the London Chest Hospital.
- 1.2 The section of the report dealing with Local Representation said that 412 individual written representations were received on the planning and listed building consent applications. 386 of these were letters of objection pertaining to the planning application, 3 were letters of support to the planning application and 23 were letters of objection relating to the listed building consent application.
- 1.3 The report also confirmed the petitions that had been received including on-going on-line petitions, the number of signatures and the issues raised.
- 1.4 The report listed 29 matters on which objections had been raised.
- 1.5 The SDC resolved to grant planning permission and listed building consent, subject to the outcome of the Stage 2 Mayor of London referral and the prior completion of a Section 106 legal agreement.

**2. REPRESENTATIONS FROM WARD COUNCILLORS**

- 2.1 Following the meeting a concern has been raised that the report did not distinguish who had made the objections and whether any were from ward Councillors.
- 2.2 A review of the case file shows that the overall number of objections reported included representations received from Councillor Eve McQuillan for herself and on behalf of Councillors Sirajul Islam, Gabriela Salva Mcallan, Mohammed Ahabab Hossain and Tarik Khan (Bethnal Green and St Peter's Ward councillors).
- 2.3 The representations from the councillors raised the following issues:

- **The Lack of affordable housing:** The amount of affordable housing has increased from 28% to 30%. However, given the borough's acute housing need, this is not enough. 30% is well below the Mayor of London's target of 50% affordable housing, and well below the level set by the Tower Hamlets Local Plan Policy SP02 which requires 35% - 50%.
- **The height and density of the proposed buildings:** The buildings will still reach 6 and 8 storeys, far higher than the neighbouring buildings which reach 4 storeys at their highest. The revised plans have not reduced the height of the buildings and will cause harm to the existing community.
- **Loss of trees:** The plans propose the removal of 28 trees along St James' Avenue. There will be an environment impact, effect on air quality and losing the trees will dramatically change the character of St James' Avenue. Removal of the Mulberry Tree is likely to risk its survival. The
- tree is part of the heritage of the area, and is thought to date back to the Tudor period.
- **The impact on the Victoria Park Conservation Area and destruction of heritage:** The high, dense blocks would deprive the landmark listed hospital building of its open landscaped space, which would also affect the open character and setting of Victoria Park Conservation Area.
- Ward Councillors did not object to the site being used for housing in principle and recognised the borough's acute housing need. However, any development on this site must not harm the existing community and must be inclusive.

2.4 An additional representation from Cllr McQuillan raised concern about the lack of consultation on the changes to increase the amount of affordable housing and the viability assessment was not made public.

### 3. ADVICE

3.1 All of the planning issues raised by the ward Councillors were included in the 20 September report and dealt with in the assessment of the application. The applicant's viability report is a public document on the planning register.

3.2 Whilst there is no prescribed format for the structure of reports to planning committees, it has been custom and practice in Tower Hamlets to note the issues raised by councillors, separately to those raised by residents or members of the public. Due to an oversight, this did not happen in this case. The committee report was published five clear days before the meeting in accordance with the constitution and it is regrettable that this oversight by officers had not been spotted by the ward councillors before the meeting.

3.3 This report has been prepared to ensure that the objections and representations made by the councillors on behalf of their communities, becomes a matter of public record.

3.4 As no new material considerations or further planning issues have been raised in the omitted representations, this does not affect the decision made on the application.

### 4. RECOMMENDATION

That the Strategic Development Committee notes the content of this report, confirms that there is no requirement to revisit the resolution of the SD Committee on 20 September 2018 and this is recorded appended to the minutes.

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/18/01203	82 West India Dock Road, E14 8DJ	Erection of a part 7-storey, part 28-storey and part 30-storey building comprising 15,639 sq.m (GIA) hotel (Use Class C1) floorspace (consisting of 400 bedrooms), 8,537 sq.m (GIA) residential (Use Class C3) floorspace (consisting of a total of 66 homes; comprising 30 x 1 bed, 28 x 2 bed and 8 x 3 bed homes) and 71 sq.m (GIA) flexible retail and community floorspace (Use Class A1/D1), creation of a new 'left turn only' vehicular access from West India Dock Road, hard and soft landscape improvements to the adjacent areas of highway and public realm and other associated works.  The application is accompanied by an Environmental Impact Assessment.

## 1.0 CLARIFICATIONS AND CORRECTIONS

1.1 The applicant has asked that the proposed financial contribution towards additional training initiatives be earmarked for the London Training Centre, rather than the Limehouse Training Project. It has also agreed to provide an additional £25,000 for the London Training Centre to employ a local person for 18-months to help recruit local people and provide support after training has been completed. In the light of this, make the following amendment to recommended financial contributions under Paragraphs 3.2 and 10.237:

A contribution of ~~£40,000 towards Limehouse Project training initiatives~~ **£65,000 towards the London Training Centre for training initiatives.**

Total financial contributions ~~£2,149,493~~ **£2,174,493.**

1.2 The applicant has made clear that a proposed gym/steam room on Level 08 will be available to occupiers of all of the proposed flats and that service charges for this would be absorbed by the residents living in the private flats and result in no cost to the affordable housing tenants. In the light of this, make the following amendment to recommended financial contributions under Paragraphs 3.3 and 10.237:

c) All residents to have access to play and communal open space provision at Level 07 **and the gym/steam room on Level 08** (with management and maintenance costs for this space being met exclusively from residents of the private flats).

1.3 Make the following amendments to the recommended conditions under paragraph 3.5:

Condition 2 to read: "Ground contamination site investigation (including a Phase II Geotechnical Assessment and a Quantitative Risk Assessment)"

Condition 11 to read: "~~Details and specification of all external facing materials~~ **External facing materials to be in accordance with the submitted External Materials: Precedents and samples document unless otherwise approved in writing by the local planning authority.**"

Condition 19 to read: "Details of SUDS/rain water harvesting measures."

- 1.4 Substitute the updated Table 5 (below) for existing Table 5 - immediately following Paragraph 10.46.

Tenure	1-bed	2-bed	3-bed	Total
Market Sector	2	3	-	5
Intermediate	4	-	-	4
Social/Affordable Rented	-	-	4	4
Total	3	3	4	7

Table 5: Proposed wheelchair accessible homes

- 1.5 Make the following amendment to the last sentence of Paragraph 5.2. “A gym/steam room is proposed on Level 08 for occupiers of ~~the private flats only~~ **all of the proposed flats. The service charge for this would be absorbed by the residents living in the private flats and result in no cost to the affordable housing tenants.**”
- 1.6 The last sentence in paragraph 10.33 should read: “In terms of proposed tenure, the split would be ~~75%:25%~~ **71:29%** by habitable room or ~~71:29%~~ **56:44%** by unit – exceeding the Council’s policy of 70% Social/Affordable rent.”
- 1.7 Add the following paragraph (10.183A) under the Energy and sustainability heading:
- “Chapter 12 of the ES (12.60) notes that the impact of increases in greenhouse gas emissions compared to the baseline has the potential to be significant due to the high sensitivity of the receptor (global climate) to increase in greenhouse gas emissions.”
- 1.8 Replace paragraph 10.230 under the Environmental Impact Assessment heading with the following:
- “The Council, as the relevant planning authority, has taken the ‘environmental information’ into consideration when determining the planning application. Mitigation measures will be secured through planning conditions and/or planning obligations where necessary.”
- 1.9 Include the following drawing in Appendix 2: 7307-A-B5D9-G251-D-XC-003 (Façade Detail C3).
- 2.0 ADDITIONAL REPRESENTATIONS**
- 2.1 Since the publication of the Officer report, the Council has received an additional local representation objection letter. This raises concerns relating to over development and loss of daylight and sun lighting.
- 2.2 It has come to officer’s attention that one letter of support that has been received was not submitted by a resident of the address given. This has been independently verified by reference to the Electoral Register.
- 3.0 RECOMMENDATION**

- 3.1 Officer's recommendations to approve planning permission remain unchanged, subject to changes to planning obligations and conditions as set out in paragraphs 1.1 to 1.3 of this updated report.

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