

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 8 SEPTEMBER 2016

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Julia Dockerill declared a personal interest in agenda item 6.1, Site between Varden Street and Ashfield Street (Whitechapel Estate), London, E1 (PA/15/02959). This was on the basis that she had visited the Balfour Tower site owned by the developer and had also attended an exhibition on the application arranged by the developer.

Councillors Marc Francis and Helal Uddin declared a prejudicial interest in agenda item 6.2, 14 Flamborough Street, London, E14 7LS - (PA/16/01261) This was because the Councillors were Board Member of Tower Hamlets Homes. The Councillors undertook to leave the meeting room for the consideration of this application.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 28 July 2016 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS

The Committee **RESOLVED** that:

- 1) In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director, Development and Renewal along the broad lines indicated at the meeting; and
- 2) In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director, Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections and meeting guidance.

5. DEFERRED ITEMS

None.

6. PLANNING APPLICATIONS FOR DECISION

6.1 Site between Varden Street and Ashfield Street (Whitechapel Estate), London, E1 (PA/15/02959)

Update report tabled.

On a vote of 3 in favour, 2 against and 2 abstentions, the Committee **RESOLVED:**

That the planning permission be **REFUSED** at Site between Varden Street and Ashfield Street (Whitechapel Estate), London, E1 for the demolition of all existing buildings and redevelopment to provide 12 buildings ranging from ground plus 2 - 23 storeys (a maximum 94m AOD height), comprising 343 residential dwellings (class C3), 168 specialist accommodation units (Class C2), office floorspace (class B1), flexible office and non-residential institution floorspace (Class B1/D1), retail floorspace (class A1 - A3), car parking, cycle parking, hard and soft landscaping and other associated works (PA/15/02959) subject to any direction by the London Mayor, (PA/15/02959) for the reasons set out in the Committee report.

1. The proposed development exhibits clear and demonstrable signs of overdevelopment relating to heritage, townscape and amenity. These unacceptable impacts would not be justified by the public benefits of the scheme. The symptoms of overdevelopment are:
 - a) The scale, mass, siting and detailed design would impact adversely on the character and appearance of the site and surrounding area including resultant harm to the townscape, as well as harm to a number of designated and undesignated heritage assets, including (but not only) the London Hospital Conservation Area, Myrdle Street Conservation Area and Ford and Sidney Square Conservation Area and harm to the setting of Grade II listed buildings at 43-69 Philpot Street, 39-49 Walden Street, 46-48 Ashfield Street. The harm caused would not be outweighed by the public benefits of the proposal. The height and design of building I would fail to provide a lack of human scale at street level in relation to the provision of a tall building, causing further harm to local townscape and failing to adhere to principles of good design and place-making.
 - b) The scale, layout and massing of the proposed development would cause harm to the amenity of occupiers of neighbouring properties with undue sense of enclosure, unacceptable losses of daylight and sunlight.
 - c) The design of the development would result in poor residential amenity for future occupants of the development and a form of

development that is not consistent with good place-making principles and sustainable development, by reason of poor daylight and sunlight, poor outlook, poor levels of privacy and unacceptable overshadowing of amenity spaces.

The scheme fails to comply with the National Planning Policy Framework (NPPF) objectives in particular paragraph 14, and section 12 of the NPPF, the London Plan, in particular policies 3.5, 3.6, 3.7, 7.3, 7.4, 7.5, 7.6, 7 and 7.8 of the London Plan (2016), policies SP02, SP10 and SP12 of the Tower Hamlets' Core Strategy (2010) and policies, DM4, DM23, DM24, DM25, DM26, DM27 the Tower Hamlets' Managing Development Document and the objectives of the Whitechapel Vision SPD (2013) which seek to deliver place-making of the highest quality in accordance with the principle of sustainable development, including protecting or enhancing heritage assets

2. No agreed planning obligations in the form of policy compliant financial and nonfinancial contributions have been secured to mitigate the impacts of the development. As a result, the proposal fails to meet the requirements of policies SP02 and SP13 of the adopted Core Strategy (2010) Policies 8.2 of the London Plan, the Planning Obligations Supplementary Planning Document (2012) and the draft consultation version LBTH Planning Obligations SPD (April 2016) and which seek to agree planning obligations between the Local Planning Authority and developers to mitigate, compensate and prescribe matters relating to the development

6.2 Any Other Business - 14 Flamborough Street, London, E14 7LS - (PA/16/01261)

Councillors Marc Francis and Helal Uddin left the meeting room for the consideration of the application.

Councillor Danny Hassell (Vice Chair) chaired the meeting for the consideration of this application

On a vote of 5 in favour and 0 against, the Committee **RESOLVED**

That the Listed Building Consent be **GRANTED** at 14 Flamborough Street, London, E14 7LS for the renewal of front double sash windows and box frame subject to conditions as set out in the Committee report

WILL TUCKLEY, CHIEF EXECUTIVE

(Please note that the wording in this document may not reflect the final wording used in the minutes.)