

STRATEGIC DEVELOPMENT COMMITTEE

15th April 2009 at 7.00 pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

INDEX

Agenda item no	Reference no	Location	Proposal
6.1.	PA/08/2293	443-451 Westferry Road, E14.	Erection of six buildings from 2 to 8 storeys in height to provide 189 residential units, with provision of basement and surface car parking, associated servicing and landscaping, together with incidental works.
7.1.	PA/08/2292	The City Pride, 15 Westferry Road, E14.	Erection of a 62-storey tower including basements, comprising 430 residential apartments (Class C3), amenity spaces and car parking; a nine storey podium building comprising a 203 bedroom hotel (Class C1), together with ancillary restaurants, conference facilities, health club and servicing and parking areas including drop-off facility; provision of a Class A3 and/or A4 use and/or amenity space at levels 60/61; provision of a unit for use either for Class A1 (Shop), A2 (Financial and professional services), A3 (Food and drink) and/or A4 (Drinking establishment) at ground floor; associated landscaping; together with incidental works.
7.2.	PA/09/0203	2 Gladstone Place, E3.	Demolition of the existing buildings occupying the site and its redevelopment to provide five buildings of between four and ten storeys in height accommodating 2,687sqm retail floorspace (Class A1) and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x 4 bed; 6 x 5 bed), 104 parking spaces and landscaped public, communal and private amenity space.

- 7.3. PA/06/2131 St. Katharine Docks, St Applications for planning permission,
PA/06/2132 Katharine's Way, E1. listed building consent and conservation
PA/06/2133 area consent comprising:
1. Redevelopment of Commodity Quay to provide 23,373 sq. m of Class B1 (Business) and 2,951 sq m of Class A1 (Shop) at quay and basement levels together with underground servicing and other works incidental to the development;
 2. The erection of a 150 sq. m extension to International House for use either for Class A1 (Shop), A2 (Financial and professional services), A3 (Food and drink), or A4 (Drinking establishments) and change of use of 1,550 sq. m of the ground floor of International House from Class B1 (Business)) to either Class A1, A2, A3 or A4 with the creation of a new quayside double height main entrance, installation of shop fronts, reconfiguration of existing servicing arrangements and erection of canopies;
 3. Alterations and extension to 'Tradewinds', including ground and first floor extension for Class A3 (Food and drink) use, the provision of a glazed western elevation and re-cladding;
 4. Creation of new north gateway entrance including the provision of stairs, lift and viewing gallery;
 5. Creation of new south pedestrian gateway entrance, including the provision of new stairs and ramps;
 6. Erection of new pedestrian boardwalks around the West Dock;
 7. Landscaping of the public space outside the Dickens Inn.
- 7.6. PA/08/02239 The Eric and Treby Regeneration of existing estate
PA/08/02240 Estates, Treby Street, comprising the refurbishment of existing
Mile End, E3. buildings, the demolition of 27 bedsits, two x one bed flats at 1-14 Brookesley Street, 106-128 Hamlets Way and 1-7 Burdett Road and the erection of buildings between 2 and 7 storeys to provide 181 new residential units (comprising 19xstudio, 61x1bed, 52 x 2bed, 40 x 3bed and 9 x 5bed), a new community centre of 310 sq m, a new housing management office of 365 sq m and 85 sq m commercial space.

7.7. PA/08/2347 Holland Estate,
Commercial Street, E1. Refurbishment of the retained existing dwellings on Holland Estate, the replacement of 43 dwellings, (13 x one bed flats, 9 x two bed flats, 18 x three bed flats and 3 x four bed flats) totalling 143 habitable rooms within Ladbroke House, Bradbury House, Evershed House and Denning point with the erection of 209 new residential units containing studio, 1, 2, 3, 4 and 5 bedrooms, provision of a new community centre (use class D1) of 644sqm, a new East End Homes local housing office and head office of 1,078sqm (use class B1), the introduction of an Estate wide landscaping scheme and the replacement of 11 retail units (including 2 kiosks) with 6 new retail units providing some 1,490sqm comprising use classes A1, A2 and A3.

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	6.1.
Reference number:	PA/08/2292
Location:	443-451 Westferry Road, E14. (Island Point).
Proposal:	Erection of six buildings from 2 to 8 storeys in height to provide 189 residential units, with provision of basement and surface car parking, associated servicing and landscaping, together with incidental works.

ADDITIONAL REPRESENTATIONS

- 1.1. Four additional representations have been received regarding the Island Point development (443-451 Westferry Road).
- 1.2. The first letter reiterates that the development at Island Point would result in cramped social housing in one area whilst filling the City Pride site (Agenda Item 7.1) with executive apartments. Neither site would promote the mixed and balanced communities that planning policy is designed to provide. The polarised communities of 95% private housing on one site and 92% social housing on another linked site 2 kilometres away is inappropriate and would set a dangerous precedent.
- 1.3. The application purports to demonstrate that the scheme provides the maximum possible social housing across both sites but proves the opposite:
 1. The public subsidy of around £16.5 million is not taken into account;
 2. The provision of off-site social housing is not financially neutral although policy states that it should be;
 3. Tower Hamlets acknowledge that the developer probably overpaid for the sites, yet they use this inflated valuation to arbitrarily reduce the profitability of the scheme.
- 1.4. There is scope to make wholesale changes to the scheme, with much lower density and a more balanced social mix at Island Point; more social housing at the City Pride; and an enhanced commuted sum to enable provision of further social housing at a third site.
- 1.5. The second objection concerns public transport capacity. It is claimed that since the DLR extension to Woolwich opened, services through Island Gardens have been reduced during the early morning peak to one train every 10 minutes up to about 7.45 am. Getting on earlier trains is already well nigh impossible. Although capacity will be increased with longer trains, other developments on the DLR route network will likely cause further deterioration in the service. The local area cannot absorb additional demands on the transport structure. This could get worse as the Olympics approach as already trains are diverted away from the Island Gardens line during events at Excel.
- 1.6. Lockes Field Management Company Limited welcomes the developer's agreement to conduct a further survey for protected species but seeks assurance that no demolition would occur until the survey is completed.
- 1.7. The local Member of Parliament has relayed comments from constituents in Julian Place who claim a lack of consultation by the developer and object to the proposed

pedestrian access to the Island Point site from Julian Place on grounds of diminished peace and quiet, security and privacy.

- 1.8. (Officer Comments: The proposed affordable housing arrangements are discussed in the Update Report on 443-451 Westferry Road (Agenda item 6.1) and the parallel report on the City Pride proposal (Agenda item 7.1). It is explained that the developer considers the provision of the majority of the affordable housing at the Island Point site is justified as the proposed arrangements would:
- Allow a greater quantum of affordable housing,
 - Provide a better mix of affordable housing,
 - Provide a better range of affordable housing unit types (including terraced housing),
 - Produce better quality affordable housing
 - Provide a greater number of terrace-style houses;
 - Provide a better mix of larger family units;
 - Result in family units at ground floor with private amenity space;
 - Provide ground floor wheelchair adapted family housing;
 - Provide low rise accommodation in discrete blocks;
 - Incorporate overlooked amenity space;
 - Provide an integrated RSL management service.
- 1.9. The applicant's Affordable Housing and Economic Appraisal is discussed in detail in Agenda Item 6.1. It is concluded that the affordable housing offer is the maximum that could be achieved.
- 1.10. No representations have been received from the Docklands Light Railway following consultation and no objection to the development has been raised by Transport for London (TfL). The objector says that TfL deny that the service frequency has been reduced. Capacity on the DLR will increase by 50% when the current three car upgrade is completed.
- 1.11. Recommended condition 21 stipulates that no development (including demolition) should be undertaken until a further protected species survey has been completed.
- 1.12. The local planning authority was not responsible for consultation undertaken by the developer. An estimate of increased pedestrian traffic using Julian Place to access Mudchute DLR station is given at paragraph 8.69 of the original Committee Report of 19th February 2009 (Appendix 1 of Item 6.1). It is advised that the estimated additional 44 pedestrians in the morning peak and 37 pedestrians in the evening peak would have a negligible effect on residential amenity in Julian Place).

2. RECOMMENDATION

- 2.1. The recommendation to GRANT planning permission is unchanged.

Agenda Item number:	7.1.
Reference number:	PA/08/2293
Location:	The City Pride Public House, 15 Westferry Road, E14.
Proposal:	Erection of a 62-storey tower including basements, comprising 430 residential apartments (Class C3), amenity spaces and car parking; a nine storey podium building comprising a 203 bedroom hotel (Class C1), together with ancillary restaurants, conference facilities, health club and servicing and parking areas including drop-off facility; provision of a Class A3 and/or A4 use and/or amenity space at levels 60/61; provision of a unit for use either for Class A1 (Shop), A2 (Financial and professional services), A3 (Food and drink) and/or A4 (Drinking establishment) at ground floor; associated landscaping; together with incidental works.

1. ADDITIONAL REPRESENTATIONS

- 1.1. An additional representation has been received concerning the proposed affordable housing arrangements at the City Pride and Island Point sites. This is reported in the above Update Report on 443-451 Westferry Road (Agenda item 6.1).
- 1.2. A 729 signature petition has also been received objecting to the proposed redevelopment of the City Pride site on the following grounds:
- Overdevelopment.
 - Residential density over four times planning policy.
 - Height of the tower not in keeping with the surrounding area.
 - The amount of affordable housing does not accord with the council's housing policy.
 - Loss of daylight to surrounding properties.
 - Loss of privacy to surrounding properties caused by the height of the tower.
 - The development will result in severe traffic congestion on Westferry Road.
 - The Isle of Dogs does not have enough medical centres, schools, buses or trains to sustain a development of the size proposed.
 - The Isle of Dogs would be undermined by this and its sister development at Island Point.
- 1.3. (Officer Comment: The matters raised in the petition are all discussed in the Committee Report on the City Pride application - Agenda item 7.1).

2. RECOMMENDATION

- 2.1. The recommendation to GRANT planning permission is unchanged.

Agenda Item number:	7.2.
Reference number:	PA/09/0203
Location:	2 Gladstone Place, E3.
Proposal:	Demolition of the existing buildings occupying the site and its redevelopment to provide five buildings of between four and ten storeys in height accommodating 2,687sqm retail floorspace (Class A1) and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x 4 bed; 6 x 5 bed), 104 parking spaces and landscaped public, communal and private amenity space.

1. ENGLISH HERITAGE COMMENT

- 1.1 English Heritage does not wish to make any comments and advises that the application should be determined in accordance with national and local policy guidance and on the basis of the council's specialist conservation advice.

2. ADDITIONAL OBJECTIONS

- 2.1 Following the publication of the original report, 9 new objection letters and one petition with 51 signatures have been received. The issues raised are as follows:

2.2 Land Use

- The proposed density is too high and will be in breach of GLA density guidelines by a wide margin and negatively impact on social and physical infrastructure of the area (i.e. roads, open space, Roman Road market, public transport, schooling and medical facilities);
- Inadequate consideration given to the additional needs of 208 extra dwellings on medical and school facilities.
- There is no guarantee that Tesco will occupy the site and there is no proper mechanism to ensure they do.

2.3 Design

The height and bulk of the development will have a negative impact upon the context of the surrounding area

2.4 Highways

- Lack of parking;
- The traffic flow plan is impractical. Articulated lorries are expected to turn left on to Roman Road and will have to go to St Stephen's Road or Grove Road before they can turn. This could force articulated lorries down already crowded St. Stephen's Road.

2.5 Environmental Impact Statement

No Environmental Impact Assessment has been undertaken.

- 2.6 (Officer Comment: The issues raised are all addressed in the main Committee report.

CLARIFICATIONS

- 3.1 With reference to paragraph 7.1 of the Committee report, the application has not been amended or advertised twice. It is a fresh application and the application has been advertised just once.
- 3.2 For clarification, the Greater London Authority has not prepared a Stage 1 report and has confirmed in writing that it does not wish to comment on the application. As such, further comments on the energy strategy are not outstanding as noted in paragraph 8.165 of the Committee report.
- 3.3 With reference to the proposed affordable housing, the tenure split between the Social Rented and Intermediate housing is 71/29% respectively.

4. RECOMMENDATION

- 4.1 That the Committee resolves to GRANT planning permission subject to:
- 4.2. The prior completion of a legal agreement to the satisfaction of the chief legal officer to secure the following:
 1. Affordable housing provision of 35% of the proposed habitable rooms with a 71/29 split between rented/ shared ownership to be provided on site.
 2. A contribution of £293,324 to mitigate the demand of the additional population on health care facilities.
 3. A contribution of £333,234 to mitigate the demand of the additional population on education facilities.
 4. Provide £620,000 towards open space/ public realm improvements, which have been designed into the proposed scheme. This contribution is required to relieve the pressure that will arise from the new dwellings on existing open space/ public realm within the area.
 5. The provision of £388,442 towards Roman Road district shopping centre regeneration works.
 6. A contribution of £135,000 towards highway improvement works on Cardigan Road which will include, resurfacing works to the carriageway, upgrade of the eastern footway and a raised table at the junction of Cardigan Road and Anglo Road (including the proposed access to the site).
 7. A contribution of £50,000 towards the provision of child play facilities in Victoria Park to meet the recreational needs of the 12-16 year old age group.
 8. Exclusion of delivery traffic from the locality of the store until the appropriate delivery times conditioned by the planning permission.
 9. The provision of a north-south and east west-public walkway through the site.
 10. Completion of a car free agreement to restrict occupants applying for residential parking permits.
 11. TV reception monitoring and mitigation.
 12. Commitment towards utilising employment initiatives in order to maximise the employment of local residents.
 13. Commitment towards Code of Construction Practice.
 14. No more than 70% of the private residential units shall be occupied prior to the occupation of the commercial uses.

- 4.3. That the Head of Development Decisions is delegated power to impose conditions on the planning permission to secure the following:

Conditions

1. Permission valid for 3 years.
2. Details of the following are required:
 - Samples for all external materials to be submitted with detail specifications.
 - 1:10 scale details for typical elevation conditions including balconies, window reveals, roof parapet, glazing
 - Cardigan Road elevation – including the treatment of the parking and service access and shutter if proposed. This will include details of signage, lighting and a green wall.
 - All landscaping (such as roof level brown and/or green roof systems, courtyard area, and ground floor play space, open space and public realm works) including lighting and security measures, play equipment, planting, finishes, levels, walls, fences, gates and railings, screens/ canopies, entrances, seating and litter bins. The landscaping detail should mitigate any resultant wind environment at ground floor and podium levels; and
 - The design of the lower floor elevations of commercial units including shop fronts.
3. No exit/entry doors are permitted to open outwards over the public highway.
4. Landscape Maintenance and Management Plan. Native species should be implemented, including green/brown roofs.
5. Parking – maximum of 74 residential car parking spaces (including 7 disabled spaces and 2 car club spaces), 30 commercial car parking spaces (including 4 disabled spaces), 10 residential and 4 commercial motor cycle spaces, and a minimum of 208 residential and 21 non-residential bicycle parking spaces.
6. Archaeological investigation.
7. Investigation and remediation measures for land contamination (including water pollution potential).
8. Full particulars of the following:
 - Surface/ foul water drainage plans/ works; and
 - Surface water control measures.
9. Construction Environmental Management Plan, including dust monitoring.
10. Details of the sustainable design measures and construction materials, including details of energy efficiency and renewable measures.
11. Operating hours for the A1 use/s to restricted to 08.00 AM to 11.00 PM Monday to Sunday.
12. No deliveries to the A1 use/s shall be received other than on Sundays between the hours of 10.00hrs and 14.00hrs with a maximum of two lorries, nor on Bank Holidays other than between the hours of 8.00hrs and 14.00hrs with a maximum of two lorries, nor on Monday to Saturday other than between the hours of 07.30hrs and 18.00hrs.
13. No noise nuisance to be caused to neighbouring residents. Permissible noise levels are as follows: 08:00-18:00 Monday to Friday Max Leq 75dB (A) Leq 10 hour at the nearest premises and 08:00-13:00 Saturday Max Leq 75dB (A) Leq 5 hour at the nearest premises. These noise limits apply at 1 metre from the façade of any occupied building.
14. Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays and no working on Sundays or Public Holidays.
15. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
16. Sound insulation mitigation measures to be implemented in accordance with the Noise and Vibration Assessment and LBTH Environmental Health advice.

17. During the demolition and construction phases of the proposed development, a programme of on-site vibration monitoring is required to demonstrate compliance with London Borough of Tower Hamlets standards. Measured ground borne vibrations should not exceed a peak particle velocity of 1 mm/s at any occupied residential property and 3 mm/s at any other property.
18. All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible.
19. Submit a Green Travel Plan, for both the commercial and residential elements, to be maintained for the duration of the development.
20. Delivery and Service Management Plan, including management details for the car park and service/delivery area, including details of the car club spaces and security point adjacent to the car park entrance). Also, management details of the refuse and recycling facilities are required.
22. Submit Secure by Design Statement to address the design of the ground floor pocket park and north-south route, lighting and planting details along Gladstone Walk, lighting along the north and south elevations of Block E, and the use of CCTV cameras throughout the site.
23. Provision of electrical charging points for vehicles.
24. Details of the highway works surrounding the site.
25. Details of Code for Sustainable Homes Assessment.
26. Any other condition(s) considered necessary by the Head of Development Decisions.

Informatives

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
5. Environmental Health Department Advice.
6. English Heritage Archaeology Advice.
7. Parking Services Advice – Traffic Management Order.
8. Metropolitan Police Advice.
9. Transport Department Advice.
10. Contact the GLA regarding the energy proposals.
11. Contact Thames Water for water and sewage infrastructure advice.
12. That, if by 15th July 2009 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

Agenda Item number:	7.3.
Reference number:	PA/06/2131 PA/06/2132 PA/06/2133
Location:	St. Katharine Docks, St Katharine's Way, E1.
Proposal:	<p>Applications for planning permission, listed building consent and conservation area consent comprising:</p> <ol style="list-style-type: none"> 1. Redevelopment of Commodity Quay to provide 23,373 sq. m of Class B1 (Business) and 2,951 sq m of Class A1 (Shop) at quay and basement levels together with underground servicing and other works incidental to the development; 2. The erection of a 150 sq. m extension to International House for use either for Class A1 (Shop), A2 (Financial and professional services), A3 (Food and drink), or A4 (Drinking establishments) and change of use of 1,550 sq. m of the ground floor of International House from Class B1 (Business)) to either Class A1, A2, A3 or A4 with the creation of a new quayside double height main entrance, installation of shop fronts, reconfiguration of existing servicing arrangements and erection of canopies; 3. Alterations and extension to 'Tradewinds', including ground and first floor extension for Class A3 (Food and drink) use, the provision of a glazed western elevation and re-cladding; 4. Creation of new north gateway entrance including the provision of stairs, lift and viewing gallery; 5. Creation of new south pedestrian gateway entrance, including the provision of new stairs and ramps; 6. Erection of new pedestrian boardwalks around the West Dock; 7. Landscaping of the public space outside the Dickens Inn.

1. ADDITIONAL REPRESENTATIONS

1.1. Six additional representations in support of the applications have been received from Café Rouge, Spencer Coleman Fine Arts, The Medieval Banquet, Katypel Limited, Prohibition Bar and Grill and Zizzi Ristorante which are all existing businesses located at St. Katharine Docks. The additional material representations may be summarised as follows:

- Modern architecture can highlight the significance of London's great historic buildings. The development is an opportunity to showcase some of the best that London has to offer in a setting that also highlights the best of London's past achievements.
- Whilst the area is serene oasis, its sustainability depends on a certain amount of growth and the provision of quality commercial space. If this was stifled, the area would ultimately get left behind.
- Visibility, access and amenities would all be improved whilst preserving the historic nature of the area.
- Half the dock is currently closed off by the private access at International House and the big gap in interest at Commodity Quay. The proposals will remedy the incomplete feel of the dock.

- The existing entrances at the north, and particularly the south, aren't good enough for such a great attraction adjacent to Tower Bridge and the Tower of London. The plans will resolve this and help the docks meet their full potential while maintaining their identity.
 - The proposal to accommodate new walkways and retail space is excellent and long overdue.
- 1.2 A resident of the Ivory House has requested that any planning permission granted should be conditional upon the following conditions to maintain pedestrian access during the construction phase.
- *During all demolition and construction work the boardwalk alongside Commodity Quay is to remain open at all times or a temporary boardwalk structure is put in place for the duration so that a walkway route is retained.*
 - *That the demolition and rebuild is consecutive (no breaks between demolition and the rebuild) and possibly a time period for the entire project completion is written into the planning approval.*
- 1.3. (Officer Comments: The representation about modern architecture in a historic environment is accepted. In this case, the most significant new building is the replacement for the 1980's Commodity Quay with a building which is considered architecturally superior to the existing. The council's planning policies identify St Katharine Docks as a preferred office location, a tourist focus area and an area for evening and night time focus. The proposed increase of 4,303 sq m of offices and 2,951 sq m of shops at Commodity Quay, the change of use of 1,550 sq m of offices to Class A Uses at International House together with a 150 sq m extension, the remodelling of the River Lounge and improvements to pedestrian arrangements would all comply with those policies. The docks would remain an enclosed oasis with the character and appearance of this part of the Tower Conservation Area preserved and enhanced.
- 1.4. With regard to pedestrian arrangements during construction, recommended Condition 3 requires the submission and approval of a Programme of Works (Phasing Plan). This would include details of arrangements to ensure pedestrian access around the dock during the construction phase.)

3. RECOMMENDATION

- 3.1. The recommendation to GRANT planning permission, listed building consent and conservation area is unchanged.

Agenda Item number:	7.6.
Reference number:	PA/08/02239 & PA/08/02240
Location:	The Eric and Treby Estates, Treby Street, Mile End, E3.
Proposal:	Applications for planning permission and conservation area consent comprising: Regeneration of existing estate comprising the refurbishment of existing buildings, the demolition of 27 bedsits, two x one bed flats at 1-14 Brokesley Street, 106-128 Hamlets Way and 1-7 Burdett Road and the erection of buildings between 2 and 7 storeys to provide 181 new residential units (comprising 19xstudio, 61x1bed, 52x2bed, 40x3bed and 9x5bed), a new community centre of 310 sq m, a new housing management office of 365 sq m and 85 sq m commercial space.

1. CLARIFICATIONS

- 1.1. Paragraph 4.1 of the Committee Report (Agenda item 7.6) contains a typing error in relation to the number of five bed houses. The description of development should read:

"The provision of 181 new residential units comprising 19 x studio flats, 61 x 1 bed flats, 52 x 2 bed flats, 40 x 3 bed flats and 8 x 5 bed house and 1 x 5 bed flat."

2. AMENDED ENERGY STRATEGY

- 2.1. Further to the consideration of sustainability matters at paragraph 8.177 of the Committee Report, following discussions with the Greater London Authority the applicant has amended the submitted energy strategy. The scheme originally did not propose any on-site renewable energy provision. The amended strategy now proposes the installation of PV arrays on un-shaded roofs. This would provide 4.6% of the site wide energy demand from renewable sources.
- 2.2. This is an improvement on the reported scheme and would accord with policy 4A.3 of The London Plan 2008 and policies DEV5 to DEV9 of the council's interim planning guidance (October 2007) which seek to reduce carbon emissions.
- 2.3. It is recommended that an additional condition is imposed on any permission requiring the submission of the details of this renewable energy provision.

3. ADDITIONAL REPRESENTATIONS

- 3.1. The following additional representations have been received: -
- 3.2. The ELT Baptist Church advises that following the submission of amended plans they no longer have any objections.
- 3.3. Four additional letters have been received raising objection on the following grounds:
- Poor housing mix / lack of 4 bed units.
 - Loss of open space.
 - No need for commercial space / housing is the priority.
 - Lack of consultation from the developer.

- Lack of opportunity to speak to Committee (*The available slots had already been taken by other objectors*).
- Scheme not viable in the current market (*Not a planning matter*).
- Works likely to result in increase in service charges (*Not a planning matter*).
- Standard of cleanliness and maintenance of estate (*Not a planning matter*).

3.4. The material planning issues raised by objectors are already discussed in the main Committee report.

4. AMENDMENT TO THE RECOMMENDED SECTION 106 CONTRIBUTIONS

4.1. Following the deletion of Site 6 from the scheme, the recommended contributions to mitigate the impact of the development on local healthcare and education resources have been recalculated. The amounts have fallen slightly due to the reduced number of units. The revised figures recommended below update those at paragraph 3.1B of the Committee report.

5. RECOMMENDATION

5.1. Paragraph 3.1B is amended to read:

Financial Contributions

a) To provide a contribution of £224,122 towards the provision of future health and social care facilities.

b) To provide a contribution of £320,892 towards the provision of primary school places.

5.2. Paragraph 3.3 Conditions: An additional condition is recommended to require the submission of the details and implementation of the revised energy strategy.

5.3. My recommendations to GRANT planning permission and conservation area consent are otherwise unchanged

Agenda Item number:	7.7.
Reference number:	PA/08/2347
Location:	Holland Estate, Commercial Street, E1.
Proposal:	Refurbishment of the retained existing dwellings on Holland Estate, the replacement of 43 dwellings, (13 x one bed flats, 9 x two bed flats, 18 x three bed flats and 3 x four bed flats) totalling 143 habitable rooms within Ladbroke House, Bradbury House, Evershed House and Denning point with the erection of 209 new residential units containing studio, 1, 2, 3, 4 and 5 bedrooms, provision of a new community centre (use class D1) of 644sqm, a new East End Homes local housing office and head office of 1,078sqm (use class B1), the introduction of an Estate wide landscaping scheme and the replacement of 11 retail units (including 2 kiosks) with 6 new retail units providing some 1,490sqm comprising use classes A1, A2 and A3.

1. CLARIFICATION

- 1.1. There are a number of existing mature trees on the footways around the proposed development. Officers consider that a condition additional to those recommended in the main report (Agenda item 7.7) should be imposed on any planning permission to protect the trees from construction impacts. This would include a requirement for protective fencing and prevention the storage of materials under the canopy of the trees.
- 1.2. The secured gates proposed within the development by virtue of their position would result in an inappropriate form of development that would present the impression of a 'gated' community and would fail to contribute to the permeability of the urban environment contrary to policy DEV1 in the UDP 1998 and Policy DEV2 and DEV3 of the council's interim planning guidance (October 2007). Discussions between officers and the applicant, on the matter have resulted in the applicant agreeing to remove the secured gates from the proposal. It is therefore recommended that an amendment condition be included requiring the removal of the secured entrance gates from the proposal.

2. RECOMMENDATION

- 2.1. The recommendation to GRANT planning permission is unchanged save that two additional conditions should be imposed on any planning permission.
 1. Requiring the submission, approval and implementation of a scheme of protective fencing around the trees on the footways and the proposed development to prevent the storage of materials under the canopy of the trees.
 2. Requiring the amendment of the application plans and supporting information to remove all the proposed secured gates from the proposed development.