

<b>Committee:</b> Development	<b>Date:</b> 3 June 2009	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b>
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Planning Application for Decision	
<b>Case Officer:</b> Marie Joseph		<b>Ref No:</b> PA/09/00483	
		<b>Ward(s):</b> East India and Lansbury	

## 1. APPLICATION DETAILS

<b>Location:</b>	Shepherd House, Annabel Close, London
<b>Existing Use:</b>	Residential
<b>Proposal:</b>	Demolition of existing bed-sit accommodation (1-18 Shepherd House) and the erection of a 30 new dwellings (12 x 1 bedroom, 11 x 2 bedroom and 7 x 3 bedroom units) including affordable housing, in a building extending to 4 storeys in height, together with associated landscaping and infrastructure works.
<b>Drawing Nos:</b>	Location Plan, L1(PL)01 Rev G, L1(PL)02 REV F, L1(PL)03 REV F, L1(PL)04 REV F, L1(PL)05 REV D, L1(PL)020 REV E, L1(PL)021 REV E, L1(PL)022 REV F, L1(PL)023 REV F. Design and Access Statement prepared by Stock Woolstencroft Heritage Report prepared by Savills Environmental Site Investigation Report prepared by REC Ltd. Flood Risk Assessment prepared by Peter Brett Assoc. Code for sustainable homes pre-assessment prepared by Dixon DeBoise. Transport Statement prepared by Intermodal Transportation Ltd. Air Quality Statement prepared by WSP. Sustainable Energy Strategy prepared by Dixon DeBoise. Tree Survey prepared by Haydens. Planning Statement prepared by Savills. Daylight and Sunlight Study prepared by Delva Patman Assoc. Shadow Analysis prepared by Delva Patman Assoc.
<b>Applicant:</b>	Urban Living
<b>Owners:</b>	Poplar Harca, Mr. Ahmed (Flat 4), Mr. Boateng (Flat 8)
<b>Historic Building:</b>	N/A
<b>Conservation Area:</b>	Lansbury

## 2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The local planning authority has considered the particular circumstances of these applications against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan (UDP), the Council's Interim Planning Guidance (2007), associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

- The proposal is in line with the Mayor and Council's policy, as well as government guidance which seek to maximise the development potential of sites. The proposal makes efficient use of the site with a high-density residential redevelopment and as such accords with policy 3A.3 of the London Plan (Consolidated with Alterations since 2004) and HSG1 of the Council's Interim Planning Guidance (2007). These policies seek to maximum intensity of use compatible with local context.

- The proposed building is considered appropriate in terms of design, bulk and scale and would preserve the character of the Lansbury Conservation Area. This is in line with saved policy DEV1 of the adopted UDP (1998) and policies DEV2 and CON2 of the Interim Planning Guidance (2007). These policies seek to ensure appropriate design within the Borough which respects the local context and reserve or enhance the character and appearance of conservation areas.
- Considered with the linked development of Charlesworth Terrace (Ref. PA/09/00050), the provision of 36.6% affordable housing across the two sites (43% including re-provision at Shepherd House) at with a tenure comprising of 75% social rented and 25% intermediate housing, broadly complies with The London Plan policies 3A.9, 3A.10 and policies CP22, HSG3 and HSG4 of the Council's interim planning guidance 2007.
- Considered with the linked development of Charlesworth Terrace (Ref. PA/09/00050), the proposed residential mix across the two sites would be satisfactory in accordance with HSG2 of the Council's Interim Planning Guidance 2007 which seeks to ensure an appropriate mix of units is provided.
- The quantity and quality of housing amenity space and communal space is acceptable and accords with policies 3A.6, 3D.13 and 4B.1 of the London Plan (2008), policies DEV1, DEV12 and HSG16 of the adopted UDP (1998) and policies DEV2, DEV 3, DEV4 and HSG7 of the Interim Planning Guidance (2007), which seek to improve amenity and liveability for residents.
- The proposal is considered appropriate in relation to the residential amenity of the site. The impact of the development in terms of daylighting and sun-lighting, overshadowing, sense of enclosure, outlook, privacy and noise is acceptable given the compliance with relevant BRE Guidance and the urban context of the site. This is in line with saved policy DEV1 and DEV2 of the adopted UDP (1998) and DEV1 and DEV2 of the Interim Planning Guidance (2007). These policies seek to protect the amenity of residential occupiers and the environment in general.
- Contributions have been secured towards the provision of affordable housing, health care and education facilities in line with Government Circular 05/05, Saved Policy DEV4 of the Unitary Development Plan 1998 and policy IMP1 of the Council's Interim Planning Guidance: Core Strategy and Development (October 2007), which seek to secure contributions toward infrastructure and services required to facilitate proposed development.

### 3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** planning permission subject to:

A. The prior completion of a **legal agreement** to secure the following planning obligations:

- a) The affordable housing at the Charlesworth Terrace site is provided prior to the occupation of the market housing at Shepherd House
- b) To provide 36.6% of the residential accommodation across both the Charlesworth Terrace and Shepherd House sites as affordable housing measured by habitable rooms.
- c) To provide a tenure split of 75% social rented and 25% intermediate housing both across the Charlesworth Terrace and Shepherd House sites.
- d) Health contribution of £34,036 (combined contribution for both sites)
- e) Education Contribution of £86,394 (combined contribution for both sites)

- f) Open Space contribution of £10,000
- g) Car Free Agreement.
- h) Any other planning obligations considered necessary by the Corporate Director of Development and Renewal.

3.2 That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.

3.3 That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

#### **Conditions**

- 1) Standard time limit
- 2) Samples/full details of all external facing materials
- 3) Contaminated land survey
- 4) Full details of landscaping
- 5) Residential development to Lifetime Homes standard
- 6) At least 10% homes wheelchair accessible or easily adaptable
- 7) Renewable energy provision
- 8) Code for Sustainable Homes - Level 3
- 9) Environment Agency condition relating to finished floor levels and surface water drainage
- 10) Any other condition(s) considered necessary by the Corporate Director of Development and Renewal.

#### **Informatives**

- 1) S278 Highways agreement

3.4 That if by 18 June 2009 any legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (legal services), the Corporate Director of Development and Renewal be delegated the authority to refuse planning permission.

## **4. PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 The application proposes the demolition of the existing building on site and the erection of a four storey building of 30 new residential units comprising 12 x 1 bed, 11 x 2 bed and 7 x 3 bed with associated landscaping and amenity space.
- 4.2 This site forms part of the Urban Living Initiative proposed by Poplar Harca and Bellway Homes which aims to create new residential units within the Poplar area of the Borough through regeneration.
- 4.3 The application is linked to a proposal at Charlesworth Terrace which is located 800m West of this site (Ref. PA/09/00050). The application at Charlesworth Terrace is reported separately on this agenda. The applications are linked regarding the provision of affordable housing and dwelling mix. It is proposed that the Charlesworth Terrace comprises 100% affordable housing and a mix of market and affordable units on this site. It is proposed that the affordable housing at Charlesworth Terrace will comprise single family dwelling houses with private rear gardens.

### **Site and Surroundings**

- 4.4 The site is on a corner plot bounded by Grundy Street to the North, Annabel Close to the East and the Mayflower Primary School to the South and West. The site is situated approximately 80m from the main thoroughfare of East India Dock Road and is located within the Lansbury Conservation Area and the East India and Lansbury Ward of the Borough.
- 4.5 The site currently comprises a two storey brick built corner building with communal amenity space to the rear of the site and a small amount of defensible space to the front with access to the units. The accommodation on site comprises 18 flats, all of which are bed-sits.
- 4.6 The area in which the site is located is predominantly residential, with some non-residential uses within the vicinity. Mayflower Primary School is situated directly to the South West of the site and Grade II listed Trinity Church and Centre are located to the South of Annabel Close. Immediately surrounding the site, the built form ranges between 2-4 storeys in height.
- 4.7 The site has an above average public transport accessibility level (PTAL) of 4.

### **Planning History**

- 4.8 PA/08/02626 – Demotion of Shepherd House – Conservation Area Consent granted on 2 February 2009.

PA/08/02620 - Demolition of existing bedsit accommodation (1-18 Shepherd House) and the erection of a 30 new dwellings (12 x 1 bedroom, 11 x 2 bedroom and 7 x 3 bedroom units) including affordable housing, in a building extending to 4 storeys in height, together with associated landscaping and infrastructure works – application withdrawn by the applicant on 24 February 2009 following local objection.

Further consultation has been carried out between the Mayflower School and poplar Harca prior to submission of this application.

## **5. POLICY FRAMEWORK**

- 5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

### **Unitary Development Plan 1998 (as saved September 2007)**

- |     |           |        |   |
|-----|-----------|--------|---|
| 5.2 | Policies: | ST1    | Deliver and Implementation of Policy          |
|     |           | ST23   | Quality Housing Provision                     |
|     |           | ST28   | Restrain Private Car                          |
|     |           | DEV1   | General design and environmental requirements |
|     |           | DEV2   | Development requirements                      |
|     |           | DEV4   | Planning Obligations                          |
|     |           | DEV12  | Landscaping in development                    |
|     |           | DEV15  | Retention/Replacement of Mature Trees         |
|     |           | DEV50  | Noise   |
|     |           | DEV 51 | Contaminated Land                             |
|     |           | DEV55  | Development and Waste Disposal                |
|     |           | DEV56  | Waste recycling facilities                    |
|     |           | HSG7   | Housing Mix and Type                          |
|     |           | HSG1   | Residential Space Standards                   |
|     |           | HSG15  | Preserving Residential Character              |
|     |           | HSG16  | Amenity space                                 |
|     |           | T16    | Pedestrians                                   |
|     |           | T18    | Pedestrians                                   |

### **Interim Planning Guidance for the purposes of Development Control**

- 2.3 Core Strategies: IMP1 Planning Obligations

	CP1	Creating Sustainable Communities
	CP2	Equal Opportunity
	CP3	Sustainable Development
	CP4	Good Design
	CP19	New Housing Provision
	CP20	Sustainable Residential Development
	CP21	Dwelling Mix and Type
	CP22	Affordable Housing
	CP25	Housing Amenity Space
	CP38	Energy Efficiency and Production of Renewable Energy
	CP40	Sustainable Transport Network
	CP47	Community Safety
Policies:	DEV1	Amenity
	DEV2	Character and Design
	DEV3	Accessibility and inclusive design
	DEV4	Safety and security
	DEV5	Sustainable design
	DEV6	Energy Efficiency and Renewable Energy
	DEV10	Disturbance from Noise Pollution
	DEV13	Landscaping and Tree Preservation
	DEV15	Waste and Recyclables storage
	DEV19	Parking for Motor Vehicles
	DEV21	Flood Risk Management
	DEV22	Contaminated Land
	HSG1	Determining Residential Density
	HSG2	Housing Mix
	HSG3	Affordable Housing Provisions
	HSG4	Varying the Ratio of Social Rented and Intermediate Housing
	HSG7	Housing Amenity Space
	HSG9	Accessible and Adaptive Homes
	HSG10	Calculating Provision of Affordable Housing
	CON2	Conservation Areas
	PS2	Refuse and Recycling Provision
	PS3	Parking Matrix
	PS4	Density Matrix
	PS5	Lifetime Homes

**Spatial Development Strategy for Greater London (London Plan) Consolidated with alterations since 2004.**

5.4	Policies	2A.1	Sustainability Criteria
		2A.2	Spatial Strategy for Development
		2A.6	Areas for Intensification
		3A.1	Increasing London's Supply of Housing
		3A.2	Borough Housing Targets
		3A.3	Maximising the Potential of Sites
		3A.5	Housing Choice
		3A.8	Definition of affordable Housing
		3A.9	Affordable Housing Targets
		3A.10	Negotiating Affordable Housing
		3A.11	Affordable Housing Thresholds
		3A.13	Special needs and Specialist Housing
		3A.17	Addressing the Needs of London's Diverse Population
		3A.20	Health Objectives
		3A.23	Health Impacts
		3A.24	Education Facilities
		3C.1	Integrating Transport and Development
		3C.2	Matching Development to Transport Capacity

3C.22	Sustainable Transport in London
3C.23	Parking Strategy
3C.3	Maintaining and Improving Retail Facilities
3D.8	Realising the Value of Open Space and Green Infrastructure
3D.12	Open Space Provision
3D.13	Play and Informal Recreation Strategies
3D.14	Biodiversity and Nature Conservation
4A.1	Tackling Climate Change
4A.2	Mitigating Climate Change
4A.3	Sustainable Design and Construction
4A.6	Energy Assessment
4A.9	Renewable Energy
4A.12	Flooding
4A.13	Flood Risk Management
4A.16	Water Supplies and Resources
4A.19	Water Sewerage and Infrastructure
4A.20	Reducing Noise
4B.1	Design Principles for a Compact City

### **Government Planning Policy Guidance/Statements**

5.5	PPS1	Delivering Sustainable Development
	PPS3	Housing
	PPG13	Transport
	PPG15	Planning and the Historic Environment
	PPS22	Renewable Energy
	PPS25	Flood Risk Assessments

**Community Plan** The following Community Plan objectives relate to the application:

- 5.6
- A better place for living safely
  - A better place for living well

## **6. CONSULTATION RESPONSE**

- 6.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

The following were consulted regarding the application:

### **LBTH Arboricultural Officer**

- 6.2 No objection to the removal of trees.

### **LBTH Education**

- 6.3 The proposed dwelling mix is assessed as requiring a contribution towards the provision of 7 additional primary school places at £12,342 each, therefore totalling £86,394 (NB- this is combined with the development at Charlesworth Terrace)

### **LBTH Environmental Health**

- 6.4 Land contamination

- The desk based study submitted is considered to be satisfactory.
- Given the site's history of bomb damage further remediation works may be required and validated by environmental health before works commence.

### Daylight/ Sunlight

- Satisfied with daylight/sunlight report in terms of impact on neighbours.

## **LBTH Highways**

- 6.5 The subject site is in an area with an above average PTAL accessibility rating and no car parking spaces are proposed. Therefore, the site is considered to have a very good level of accessibility to local public transport links and a car-free S106 agreement should be applied.

The proposal would meet the requirements for cycle storage. However, the 18 space store appears to be somewhat cramped and manoeuvrability may be difficult. Sheffield storage would be preferable.

Conditions should be included in relation to highways improvements required via a S278 agreement.

[Officer comment: An informative will be imposed to advise the applicant to enter into a s.278 agreement]

## **LBTH Housing**

- 6.6 - The proposal delivers 10% accessible housing.  
- Housing fully support both applications PA/08/2620 and PA/09/00050 as considered together.

## **LBTH Open Space**

- 6.7 The Boroughs open space standard is 12sqm per resident and relates to publicly accessible open space. A contribution of £10,776 has been requested towards the upgrade of open space in the local area.

*[Officer comment: A contribution of £10,000 has been secured which is considered acceptable]*

## **Primary Care Trust (Statutory Consultee)**

- 6.8 The primary care trust seeks a total 'revenue' and capital contribution of across both sites of £174,749.

*[Officer comment: The figure of £174,749 includes a revenue and capital contribution. However, two appeals in Tower Hamlets have shown that revenue contributions sought for current expenditure on health services, and not for the provision of a new health care facility in close proximity to a site, cannot be justified. As such, the Council can only justify a capital contribution for works directly related to the provision of health care facilities.*

*As such, a contribution of £34,036 has been secured across both sites.]*

## **Environment Agency (Statutory Consultee)**

- 6.9 No objections are raised and conditions should be included in relation to surface water drainage, finished floor levels and works in accordance with the submitted flood risk assessment.

## **London Thames Gateway Authority (Statutory Consultee)**

- 6.10 The London Thames Gateway Authority has no objections to the proposal.

## 7. LOCAL REPRESENTATION

- 7.1 A total of 86 neighbouring properties within the area shown on the map appended to this report were notified about the application. The application has also been publicised on site via a site notice.

The total number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 43      Objecting: 41      Supporting: 2  
No of petitions received: 1 objecting containing 86 signatories  
1 supporting containing 137 signatories

- 7.2 The following issues were raised in representations that **are material** to the determination of the application, and they are addressed in the next section of this report:
- The height of the proposal and its proximity to the boundary of neighbouring sites
  - Loss of Daylight and Sunlight to neighbouring properties and in particular the Mayflower School playground
  - Overlooking from proposed balconies to the Mayflower School
  - Design inappropriate
  - Noise levels from further inhabitants
  - Limited parking in the area
- 7.3 The following issues were raised in representations that are **not material** to the determination of the application.
- Views

## 8. MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:

1. Land Use
2. Density
3. Housing
4. Design
5. Amenity
6. Highways
7. Other Issues

### Land Use

- 8.2 The existing land use on the site is residential. There are no specific land use designations in the adopted UDP or IPG. This application proposes 12 x 1 bed, 11 x 2 bed and 7 x 3 bed residential units with associated landscaping and infrastructure works. The provision of additional housing accords with the aims of London Plan policy 3A.3 and IPG policies CP19 and CP20, which seek to maximise the supply of housing.

### Density

- 8.3 Policy CP20 of the Interim Planning Guidance (October 2007) recognises the need to maximise residential densities on individual sites within the Borough taking into account other material considerations. The application proposal has a density of 778 habitable rooms per hectare. The London Plan sets out a density range of 200-700 habitable rooms per hectare. The proposal does not significantly exceed the density levels set out in the London Plan. The site is located in an area with good access to public transport and is considered to be of an appropriate scale in view of the surrounding context. As such, the proposal accords with the aims of Policy 3A.3 in the London Plan in accordance with Policy CP20 of the Interim Planning Guidance (October 2007).



## **Housing**

### 8.4 Affordable Housing

Policy 3A.9 of the London Plan states that Boroughs should seek the maximum reasonable amount of affordable housing, taking into account the Mayor's strategic target that 50% of all new housing in London should be affordable and Boroughs own affordable housing targets. Interim Planning Guidance policies CP22 and HSG3 seek to achieve 50% affordable housing from all sources across the Borough, and specify that individual developments should provide a minimum 35% affordable housing.

8.5

Policy HSG3 in the Interim Planning Guidance supports the provision of off-site affordable housing where an appropriate alternative site has been identified which can accommodate the provision and the Council considers that it will result in a better outcome than if the affordable housing was provided on site.

8.6

The developer seeks to link the affordable housing obligation arising from the development at the Shepherd House to the parallel proposal for the redevelopment of Charlesworth Terrace that is reported separately on this agenda. It is proposed that off-site provision is provided at Charlesworth Terrace in lieu of the majority of the obligation arising from the Shepherd House development. It is proposed that the majority of the private residential accommodation would be within the development at Shepherd House. The Charlesworth Terrace site would be a scheme with a focus on affordable family accommodation.

8.7

This 'package approach' provides 37% affordable housing provision across both sites (41 habitable rooms) together with the re-provision of the existing 16 habitable rooms in Shepherd House to give an overall provision of 57 habitable rooms. This would provide an overall affordable housing provision of 44.5% of the total number of habitable rooms.

8.8

It is considered that providing affordable housing off-site is of benefit for the following reasons:

- Provide a better mix of affordable housing
- Produce better quality affordable housing – the social rented units comprise houses with private rear gardens which are more suitable for family accommodation.
- A higher proportion of family housing is provided (all social rented units are family sized)

8.9

For the reasons above, it is considered that the proposal would result in a better outcome and as such complies with the requirements of Policy HSG3 in the Interim Planning Guidance.

### Tenure Mix

8.10

London Plan Policy 3A.9 promotes mixed and balanced communities by seeking a 70:30 split between social rent and intermediate tenures in affordable housing. In Tower Hamlets there is an identified need for a larger percentage of social rented units which is reflected in the 80:20 split between these tenures specified in IPG policies CP22 and HSG4. In terms of affordable housing split, the combined development at Shepherd House and Charlesworth Terrace represents a provision of 25% intermediate and 75% social rented housing. This falls between the London Plan requirements and those in the IPG and as such is considered acceptable.

### Housing Mix

8.11

London Plan policy 3A.5 promotes housing choice including the provision of a range of dwelling sizes. Unitary Development Plan policy HSG7 requires new housing schemes to provide a mix of unit sizes including a substantial proportion of family dwellings of between 3 and 6 bedrooms. Policies CP21 and HSG2 in the IPG specify that a mix of unit sizes should

be provided to reflect local need and to contribute to the creation of balanced and sustainable communities. Policy HSG2 provides target percentages for dwelling sizes in affordable and market housing.

		Social Rented Charlesworth Terrace			Intermediate Shepherd House			Market Shepherd House		
		Units	%	Target	Units	%	Target	Units	%	Target
Unit Size	Total Units									
Studio	0	0	0	0	0	0	25	0	0	25
1 bed	12	0	0	20	2	40	25	10	40	25
2 bed	11	0	0	35	2	40	25	9	36	25
3 bed	7	0	0	30	1	20	25	6	24	25
4 bed	6	6	86	10	0	0		0	0	
5 bed	1	1	14	5	0	0		0	0	
Total	37	7	100	100	5	100	100	25	100	100

- 8.13 The overall provision of family units across both sites equates to an overall provision of 38% of units with 3 or more bedrooms, with all social rented units (located in Charlesworth Terrace) being family sized units. Given the high level of family housing provision in the social rented sector, it is considered that the overall mix responds well to local needs and is acceptable in terms of policy.

### Design

- 8.14 Good design is central to the objectives of national, regional and local planning policy. Chapter 4B of the London Plan refers to 'Principles and specifics of design for a compact city' and specifies a number of policies aimed at achieving good design. These policies are reflected in saved policies DEV1, DEV2 and DEV3 of the UDP and IPG policies DEV1 and DEV2.
- 8.15 These policies require new development to be sensitive to the character of the surrounding area in terms of design, bulk, scale and use of materials. They also require development to be sensitive to the capabilities of the site and not result in overdevelopment or poor space standards.
- 8.16 This application seeks permission for a four storey building to be erected on site which would measure 12.45 metres at its highest point. The proposed building would replace the existing property which measures 7.8 metres.
- 8.17 Annabel Close is characterised by buildings ranging between 6.5 metres and 13.8 metres in height. Some taller properties are in close proximity, such as the 37.7 metre high St. Mary and St. Joseph RC church in Grundy Street. Given these existing building heights, it is considered that the proposal would be in keeping with the existing street scene of Annabel Close in accordance with Saved Policy DEV1 of the UDP (1998), Policy DEV2 of the Interim Planning Guidance (October 2007) and Policy 3A.6 of the London Plan.
- 8.18 The proposal is of a modern design and would be faced with buff brickwork, green panel rain screen cladding, coloured panel rain screen cladding, aluminium windows and glass guarding panels. The area encompasses buildings of Victorian to modern design. It is considered that the proposal would be in keeping and would therefore preserve the character and appearance of the Lansbury conservation area. To ensure that an acceptable finish is achieved, a condition has been imposed for samples of the facing materials to be approved in writing before development commences.
- 8.19 The applicant has submitted a Heritage Report with the proposal. It is considered that the scale, materials, design and height of the building would be in keeping with its surroundings and therefore would preserve the character and appearance of the surrounding Lansbury

Conservation Area and the integrity of neighbouring listed buildings. This would be in accordance with Saved Policy DEV1 of the UDP (1998) and Policies DEV2, CON1 and CON2 of the Interim Planning Guidance (October 2007) and the guidance found within PPG15 which seek to retain the historic fabric, character and integrity of listed buildings within the Borough.

- 8.20 Five trees currently exist on site, three of which are proposed to be removed within the Tree Survey Report, as submitted by the applicant, with the introduction of two additional trees adjacent to Grundy Street. The Council's Arboriculture Department have been consulted and have no objection to these proposals. However, as no formal landscaping scheme has been submitted for the proposed amenity areas, a condition has been imposed to ensure a high specification of amenity in accordance with Saved Policy DEV12 of the UDP (1998) and Policy DEV13 of the Interim Planning Guidance (October 2007).

### **Amenity**

- 8.21 This application seeks permission for 30 residential units; 5 x 1 bed and 3 x 2 bed at ground floor level, 3 x 1 bed, 4 x 2 bed and 1 x 3 bed at first floor level, 3 x 1 bed, 4 x 2 bed and 1 x 3 bed at second floor level and 1 x 1 bed and 5 x 3 bed at third floor level.

### Standard of Accommodation

- 8.22 In regard to HSG13 (Residential Space) it is considered that there is an acceptable provision of internal residential space. The minimum space standards set out in the London Borough of Tower Hamlets Supplementary Planning Guidance: Residential Space (1998) are met by all applicable rooms.
- 8.23 Policy HSG9 of the Interim Planning Guidance and Policy 3A.5 of the London Plan seek to ensure accessible homes within new developments in the Borough. A lift suitable for wheelchair users is proposed to give access to all floors of the building. All units will be built to lifetime homes standards.
- 8.24 All proposed units benefit from private amenity space in the form of private courtyards to the rear ground floor units, balconies and a shared garden to the rear of the site with the exception of one ground floor unit. However, this unit has direct access onto the communal amenity space and as such considered acceptable.
- 8.25 Amenity space is provided in the form of balconies, terraces, private gardens and a shared communal garden space to the rear. Ground floor units have direct access to private gardens (minimum 12m<sup>2</sup>) and decked areas (minimum 5m<sup>2</sup>). One bedroom upper floor units have balconies of 5m<sup>2</sup>, with two bed units generally having a balcony of 10m<sup>2</sup>, whilst the 3rd floor family units benefit from 2 separate terraces of 8m<sup>2</sup> each. The west facing communal garden can be accessed by all residents and provides a further 120m<sup>2</sup> of amenity space. It is considered there would be an adequate supply of amenity space in accordance with Saved policy HSG16 of the UDP (1998), Policies CP25 and HSG7 of the Interim Planning Guidance (October 2007) and Policy 3A.6 of the London Plan.
- 8.26 London Plan Policy 3D.13 requires residential development to make provision for play and informal recreation, based on the expected child population. The Mayor's SPG sets a benchmark of 10sq.m of usable child space to be provided per child. The Council's Interim Planning Guidance sets a standard of 3 sq.m per child. There is no designated child playspace provided on site. Given that a financial contribution has been secured towards open space in the local area and Bartlett Park is approximately 250m from the application site, this is considered acceptable.

## Residential Amenity

- 8.27 It is considered that the inclusion of windows within all elevations of the proposal would not result in an unacceptable level of overlooking to that which exists on the current site. The site would be located at least 12 metres from the residential properties of Shaftesbury Lodge and 14 Grundy Street, as is currently the case, and as such would have no significant impacts of overlooking and loss of privacy above the current situation.
- 8.28 Following consultation with the Mayflower School, the balcony sides on the south-western elevation have been obscurely glazed from floor to ceiling height. A 2.5m high brick wall is proposed for the school boundary with the site. A 1.5m screen will be attached to the top of the wall, which will comprise tensile stainless steel wires with climbing plants. Windows in the western elevation have been angled and obscured on the side directly facing the playground. As such, it is considered that the impact of overlooking to the school will be minimal.
- 8.29 A Daylight and Sunlight report has been submitted as part of this application and reviewed by the Council's Environmental Health Department. The report looks specifically at the effects of the development upon the neighbouring properties of Shaftesbury Lodge, Trinity House, 14 Grundy Street and The Queen Victoria Seamans Rest. A Vertical Sky Component (VSC) analysis was undertaken which shows that all windows would conform to BRE standards.
- 8.30 There are no daylight and sunlight policy guidelines in relation to educational facilities and therefore Mayflower Primary School was not considered within this analysis. However, following concerns raised in to the previously withdrawn scheme, a detailed shadow analysis has been carried out. The analysis demonstrates that the proposal would not have a significant impact on the Mayflower School.
- 8.31 For the reasons stated above it is considered that the proposal would meet the required standards and adhere to Saved Policy DEV2 of the Interim Planning Guidance (1998) and DEV1 of the Interim Planning Guidance (October 2007) which seek to safeguard the amenity of the occupiers of the borough.
- 8.32 Entrances to the site are proposed from Grundy Street and Annabel Close. These are in close proximity to the public highway and have good visibility therefore minimising safety and security issues for future occupiers in accordance with Policy DEV4 of the Interim Planning Guidance (October 2007).

## Refuse and Recycling

- 8.33 The refuse and recycling area is proposed on the ground floor and can be accessed from Grundy Street. The proposed area would contain 6 bins and this is considered to be acceptable and has raised no objections from the council's refuse or highways department.

## **Transport & Highways**

- 8.34 Cycle storage has been provided all 30 units and 4 storage spaces have also been provided for visitors. This would comply with saved policies T16 and T21 of the UDP.
- 8.35 The site is situated within an area of above average public transport accessibility. The proposal includes no car parking spaces in accordance with policy DEV19 in the Interim Planning Guidance (October 2007) which seeks to minimise parking and promote sustainable transport. This car-free development will be endorsed within the S106 agreement which accompanies the application.

## **Other**

### Flood Risk

8.36 Interim Planning Guidance policy DEV21 seeks to ensure developments do not lead to increased risk from flooding. The site lies within Flood Zone 3 and therefore a flood risk assessment has been submitted in relation to the application. The Environment Agency have been consulted in relation to the application and following a Sequential Test being carried out by the Council to demonstrate the acceptability of this location for residential development, no objections are raised.

#### Sustainability

8.37 Policies 4A.2, 4A.4, 4A.6 and 4A.7 of the London Plan sets out that the Mayor will and the boroughs should support the Mayor's Energy Strategy and its objectives of reducing carbon dioxide emissions, improving energy efficiency and increasing the proportion of energy used and generated from renewable sources. The London Plan (2008) requires a reduction of 20% reduction in carbon dioxide emissions from on site renewable energy generation.

8.38 The latter London-wide policies are reflected in policies CP3, DEV5 and DEV6 of the IPG. In particular, policy DEV6 requires that:

- All planning applications include an assessment which demonstrates how the development minimises energy demand and carbon dioxide emissions;
- Major developments incorporate renewable energy production to provide at least 10% of the predicted energy requirements on site.

8.39 An Energy Strategy has been submitted which considers the potential options for offsetting carbon dioxide emissions through onsite renewables. The strategy considers the potential renewable options including CHP, ground source heat pumps, air source heat pumps, wind turbines, solar thermal and solar photovoltaics, for offsetting carbon dioxide emissions. The strategy identifies that the inclusion of solar photovoltaics (PV) would be the preferred option and it is proposed to include PV panels on the roof which will offset 10% of the sites carbon dioxide emissions.

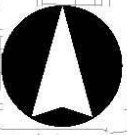
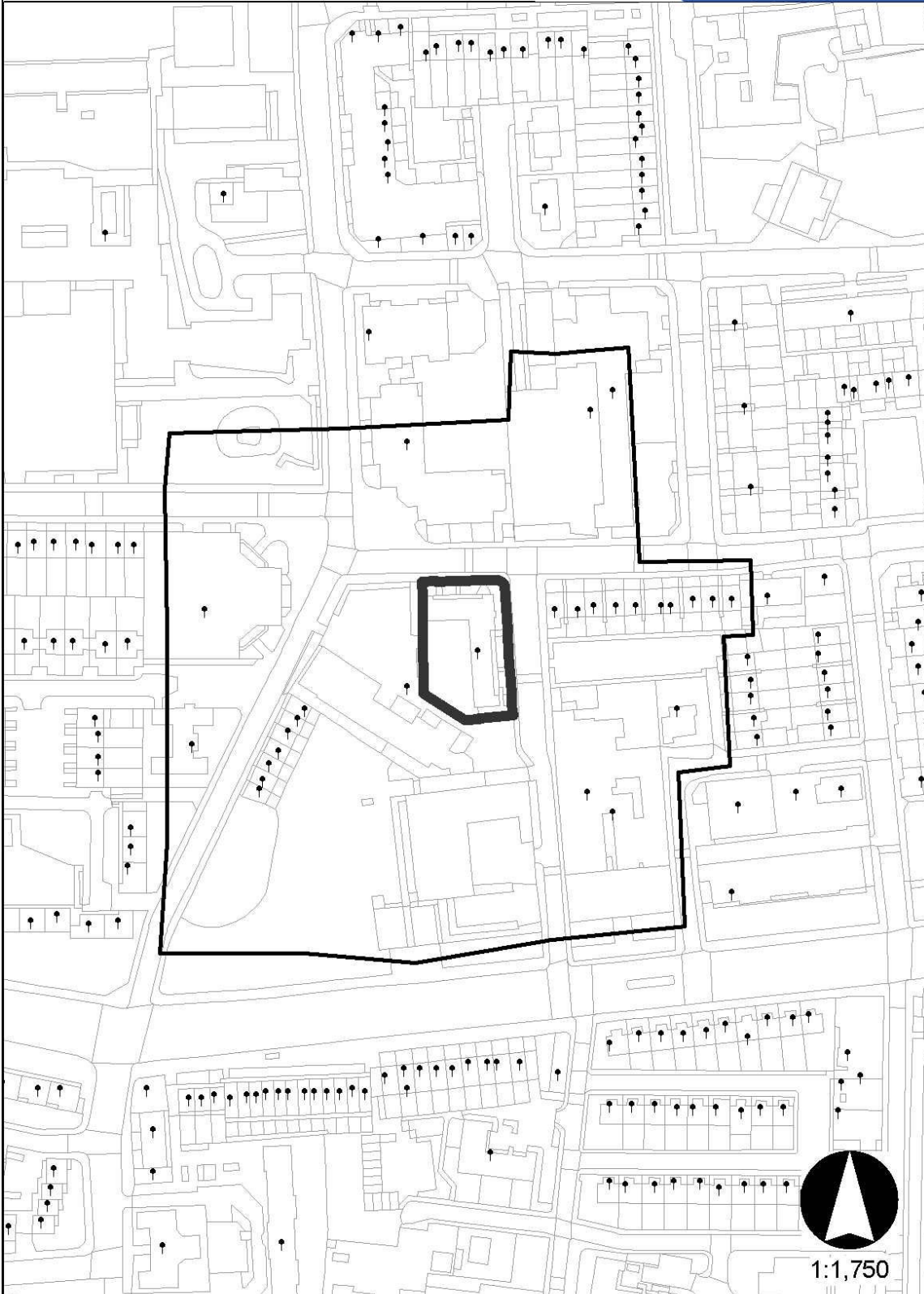
8.40 The submitted energy assessment is broadly in compliance with the above policies. Is proposed to place a condition on the planning permission requiring that renewable energy technologies are installed prior to occupation.

8.41 The proposed affordable housing would need to meet Code Level 3 of the code for sustainable homes in order to be in line with policy. A condition will be placed on the planning permission requiring to require that measures are implemented in accordance with the submitted strategy.

## **9.0 CONCLUSIONS**

9.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

# Planning Application Site Map



1:1,750



Planning Application Site Boundary



Consultation Area



Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA100019288

