

Committee: Development Committee	Date: 30th November 2005	Classification: Unrestricted	Report Number: DC030/056	Agenda Item Number: 5.4
Report of: Director of Development and Renewal		Title: Town Planning Application and Conservation Area Consent		
Case Officer: Scott Hudson		Location: EAST END MISSION, 583 COMMERCIAL ROAD, LONDON, E1 0HJ		
		Ward: St Dunstan's and Stepney		

1. SUMMARY

1.1 Registration Details

Reference No: PA/05/00485 (Full Planning Application) & PA/05/00488 (Conservation Area Consent).

Date Received: 31/03/2005

Last Amended Date: 09/11/2005

1.2 Application Details

Existing Use:

Vacant. Previously community, residential and retail.

Proposal:

Refurbishment of buildings on Commercial Road for community and retail use on the ground floor with residential above. Demolition of buildings at rear and erection of two, four to five storey plus basement buildings to provide 104 residential units.

Applicant:

Goldcrest Homes

Ownership:

Methodist Church Trustee

Historic Building:

N/A

Conservation Area:

York Square

2. RECOMMENDATION:

2.1 The applicant has lodged an **appeal** for non-determination on the **19 October 2005** for both the planning and Conservation Area Consent applications. In these circumstances, the committee cannot determine whether the application is acceptable or determine refusal of the applications. Instead, they are now asked to consider whether they are minded to grant the planning applications subject to the recommended conditions contained in paragraph 2.2 of this report.

PA/05/00485 – Full Planning Application:

2.2 That the Director of Development and Renewal is instructed to inform the Planning Inspectorate that had the Council been empowered to make a decision on the application, it would have **GRANTED** full planning permission, subject to the following conditions and S106 legal agreement:

Conditions;

2.2.1 Time Limit

2.2.2 Development in accordance with submitted amended plans.

2.2.3 Amending condition, prior to the commencement of development, detailing;

- All room and unit sizes to accord with the Council's SPG Residential Space.

2.2.4 Amending condition, prior to the commencement of development, detailing;

- Provision of security gates to secluded entrances, or deletion of secluded entrances to units located in the Bromley Street Wing.

LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background paper:	Tick if copy supplied for register	Name and telephone no. of holder
Application case file, plans, supporting technical reports, UDP, PPGs.	√	Scott Hudson, Development 020 7364 5338

- 2.2.5 Amending condition, prior to the commencement of development, detailing;
 - Details of CCTV and secure entrance from Commercial Road.
- 2.2.6 Amending condition, prior to commencement of the development, detailing;
 - Conservation design conditions requiring full details of materials, joinery and repairs to the existing building.
- 2.2.7 Contaminated land reporting.
- 2.2.5 Air quality reporting.
- 2.2.6 Facing material details required.
- 2.2.7 Sound insulation between individual units required.
- 2.2.8 Sound insulation to protect against external noise required.
- 2.2.9 Wheel cleaning during construction required.
- 2.2.10 Provisions for disabled access and cycle facilities.
- 2.2.11 Provision for cycle facilities

2.3 Section 106 Legal Agreement to secure the following:

- 2.3.1 Provision of 19 units (1,276sq.m and the following mix: 4 one-bed, 7 two-bed, 6 three-bed, and 2 four-bed) of the dwellings proposed in this application, to be made available for affordable housing provision.
- 2.3.2 Car-free agreement (strictly limiting the availability of on-street residents car parking permits to those persons holding a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970).
- 2.3.3 Management of ground floor retail units.

PA/05/00488 – Conservation Area Consent:

2.4 That the Director of Development and Renewal is instructed to inform the Planning Inspectorate that had the Council been empowered to make a decision on the application, it would have **GRANTED** Conservation Area Consent, subject to the following conditions:

- 2.2.1 Time Limit
- 2.2.2 Demolition shall not be carried out until a valid Full Planning Consent is issued.

3. BACKGROUND

Subject Site and Surrounds

3.1 The subject site is located on the northern side of Commercial Road, situated between Westport Street and Bromley Street, E1. The site is also within in the York Square Conservation Area. Contained on the frontage of the site is a red brick building with stone detailing, four stories in height designed symmetrically around a central bay which features a square domed roof and arched entrance. Lastly there are small turrets at either end of the front elevation. The buildings were opened in 1907 as the central hall and headquarters of the Wesleyan East End Mission. The site is currently vacant.

3.2 There are a series of small shop-fronts at ground level on either side of the main entrance. Some of these have been altered. However, many of them retain a significant amount of original joinery and which offer the potential for sympathetic restoration. The building has two wings fronting Bromley Street and Westport Street. These are generally smaller in scale and height and are of three stories and semi basement. They are finished in a yellow stock brick with red brick arches spanning rectangular, arched and round windows, and feature moulded brick courses, raised and recessed panels of brickwork. Overall it represents a prominent building of considerable quality, which contributes positively to the Conservation Area and is a significant building in this part of Commercial Road.

Planning History

3.3 Full planning consent (PA/02/01751) and conservation area consent (PA/02/01752) was recommended for approval by the Development Committee on the 17 March 2004. The consent allows for the refurbishment of buildings fronting Commercial Road for community and retail use on the ground floor with residential above. More specifically this includes the demolition of buildings at the rear and the erection of two, four-storey residential buildings to provide a total of 48 flats (6 one bedroom, 37 two bedroom and 3 three bedroom) with basement parking. The approval provides for a total of 12 affordable housing units on site. The signing of the S.106 legal agreement occurred on the 30 September 2005, and subsequent consents were issued.

Proposal

3.4 The current proposal is similar to the previous scheme in that it proposes the refurbishment of buildings on Commercial Road for community and retail use on the ground floor with residential above. However, the submitted application sees the demolition of buildings at rear and erection of two, four to five storey plus basement buildings to provide 104 residential units. Specifically this incorporate the following:

- 45 x studio
- 41 x one-bedroom.
- 10 x two-bedroom
- 8 x three-bedroom.
- A1 (retail) and D1/D2 (community) uses at ground and basement level, fronting Commercial Road.
- A total of 26 affordable housing units.
- 104 bicycle parking spaces.
- No on-site car parking is proposed.

3.5 Amended plans were received on the 8 August 2005, which:

- increased the size of the windows to the basement flats;
- decreased the size of the rooms to these flats; and
- material amendments to the external stairwell.

3.6 Further amended plans were received on the 1 November 2005, which revised the external staircase structure within the courtyard. The amendments incorporated a smaller, spiral staircase, which features glazing to the exterior. In addition, further revisions were received on the 10 November 2005, which altered the basement flats internally to provide a separate kitchen (previously open plan).

3.7 A revised accommodation schedule was received by the Council on 9 November 2005, which incorporates the following;

- Flats A5 and A6 are combined to create a three bed unit (instead of 2 studios).
- Flats A7 and A8 are combined to create a four bed unit (instead of 2 studios).
- Flats A9 and A10 are combined to create a four bed unit (instead of 2 studios).
- Flats B43 to B47 are rearranged to provide 2 three bed and 2 four units (instead of 1 three bed, 2 two bed, 1 one bed and a studio).
- Flats A32, B52 and B57 are now studio flats (previously one beds).
- Flats C96, C97, C102 and C103 are now two bed flats (instead of three bed).

3.8 Further to above, the following flats are now allocated as **affordable units**;

- A4, A5, A07, A09, A33;
- B43, B44, B45, B46, B48, B49, B50, B51, B53, B54, B55, B56 and B58; and
- C59.

As a result, the revised affordable housing provision would now be 25% by net floor area (1,276sq.m.), with the following revised unit mix;

- 4 x one bed (21%)
- 7 x two bed (37%)
- 6 x three bed (32%)
- 2 x four bed (11%)

4. PLANNING POLICY FRAMEWORK

Comments of Chief Legal Officer

4.1 The relevant policy framework against which the Committee is required to consider planning applications includes the adopted London Plan 2004, the Council's Community Plan, the adopted Unitary Development Plan (UDP) 1998, the Draft UDP and Interim Planning Guidance Notes.

- 4.2 Decisions must be taken in accordance with sections 54A and 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 is particularly relevant, as it requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application and any other material considerations.
- 4.3 Whilst the adopted UDP 1998 is the statutory development plan for the Borough, it will be replaced by a more up to date set of plan documents which will make up the Local Development Framework (LDF). The emerging policies in the Draft UDP and the Interim Planning Guidance will inform the LDF and, as the replacement plan documents progress towards adoption, they will gain increasing status as a material consideration in the determination of planning applications.
- 4.4 The report takes account not only of the policies in statutory UDP 1998 but also the emerging plan, which reflect more closely current Council and London-wide policy and guidance.
- 4.5 In accordance with Article 22 of the General Development Order 1995 members are invited to agree the recommendations set out above which have been made on the basis of the analysis of the scheme set out in this report. This analysis has been undertaken on the balance of the policies set out below and any other material considerations set out in the report.
- 4.6 The following Unitary Development Plan **proposals** are applicable to this application:
- Department of Transport Strategic Roads.
- 4.7 The following Unitary Development Plan **policies** are applicable to this application:
- DEV1 General principles for new development
 - DEV2 Impact of new developments
 - DEV3 Mixed use developments
 - DEV25 Development in conservation areas
 - DEV29 Demolition in conservation areas
 - ST25 Infrastructure provision for new housing
 - HSG2 New housing for sites in non residential use
 - HSG3 Affordable housing
 - HSG6 Access to residential over commercial uses
 - HSG7 Housing mix
 - HSG8 Wheelchair and mobility housing
 - HSG9 Density
 - HSG14 Special needs housing
 - HSG16 Amenity space
 - T13 Essential parking needs
 - T15 Capacity of transport system
 - T16 Operational requirements of proposed use
 - T17 Parking standards
 - SCF9 Loss of community use
- 4.8 The following New Unitary Development Plan 1st Deposit Draft **proposals** are applicable to this application:
- Strategic Roads.
- 4.9 The following New Unitary Development Plan 1st Deposit Draft **policies** are applicable to this application:
- EMP2 Mixed Use Development
 - HSG1 Housing Provision
 - HSG2 New Housing Provision
 - HSG4 Affordable Housing Target
 - HSG5 Affordable Housing Ratio and Mix
 - HSG8 Dwelling Type and Mix
 - HSG9 Density

HSG10	Lifetime Homes and Wheelchair/Mobility Housing.
SF1	Social Facilities
TRN1	Transport and Development
UD1	Scale and Density
UD2	Architecture Quality
UD3	Ease of Movement and Access Through
UD4	Design and Access Statements
UD5	Safety and Security
UD22	Conservation Areas
UD23	Demolition in Conservation Areas.
ENV1	Amenity
ENV8	Energy Efficiency
ENV13	Waste Management Facilities.

- 4.10 The following Community Plan **objectives** are applicable to this application:
 Living safely.
 Living well.

5. **CONSULTATION**

- 5.1 The following were consulted regarding this application:

(1) **Design and Conservation**

Concerns with elements of the design as proposed. Recommend conditions prior to commencement development.

(2) **Environmental Health**

Contaminated Land

Standard conditions prior to commencement required.

Air Quality

An Air Quality assessment is required from the applicant, prior to the commencement of the development.

Sunlight/Daylight

Ongoing discussions between the applicant's consultant and Environmental Health regarding daylight/sunlight to the basement units have occurred. Environmental Health has determined that the basement flats receive adequate daylight/sunlight.

(3) **Housing**

Discussions and negotiations have occurred between the agents and the Housing team. It is considered in light of the previous approval and the amended affordable housing provision, that the application is acceptable in this instance.

(4) **Head of Planning Policy**

Concerns raised in relation to affordable housing and mix.

(5) **Horticulture Officer**

No comments.

(6) **Highways**

No objections subject to a S106 car free agreement and a S278 agreement for Highway works to Bromley and Westport Streets.

(7) **Education**

No comments.

(8) **English Heritage (Archaeological)**

No objection subject to recommended conditions.

5.2 Responses from neighbours were as follows:

No. Responses: 1 In Favour: 0 Against: 1 Petition: 0

5.3 One objection letter was received from 23 Bromley Street, E1. The concerns raised by the residents were as follows.

- Development will further overshadow the adjoining properties.
- Precedent for similar developments in the area.
- Loss of natural light to property.
- Loss of privacy.
- Application should not be considered, as it is located in a conservation area.

6. ANALYSIS

Land Use

6.1 The proposal seeks the redevelopment and refurbishment of an existing vacant premises for the purposes of a mixed use development comprising of housing and a mix of A1 (retail), A2, B1 (offices), D1 and D2 (community uses).

6.2 The principle of a mixed-use development on the site has previously been supported and approved by the Committee under the previous planning consent (PA/02/01751). Furthermore, the proposal for a mixed-use development is encouraged within the adopted UDP Policy DEV3 subject to four considerations. These are the character and function of the area; the scale and nature of development; the physical constraints of the site; and other policies in the plan. In addition, Draft UDP policies EMP2 and HSG2 also seek to encourage mixed-use housing developments within the Borough.

6.3 However, concerns from the Council's Environmental Health team have identified potential conflict between the proposed D1 & D2 uses (community uses) within the basement. These concerns relate to the noise disturbance generated by such uses to potential residents on site. However, this concern could be overcome through the inclusion of noise conditions relating these uses, not to disturb future residents of the site.

Housing

6.4 The originally submitted application proposed a total of 104 flats on site, which included the following mix:

- 45 x studio.
- 41 x 1 bed.
- 10 x 2 bed.
- 8 x 3 bed.

Of this total provision, 26 units (25% based on unit numbers) are proposed for the provision of affordable housing. This featured the following mix:

- 4 x studio.
- 16 x 1 bed.
- 4 x 2 bed.
- 2 x 3 bed.

In addition, all of the 26 units allocated for the affordable housing provision would be for shared ownership.

6.5 The previous application (PA/02/01751) saw a provision of 12 affordable units to be provided on site. The accompanying S106 agreement signed on 30 September 2005 has secured this

provision. However this application was assessed wholly on the adopted UDP (1998) as it was lodged and assessed prior to the adoption of the Draft UDP. As a result, the then affordable housing policy was 25% based on unit numbers, which the previous application complied with.

6.6 The affordable housing policy of the Draft UDP (HSG4) requires that all developments over 10 units or more are required to provide 35% of the gross floor space of the development. This will increase to 50% if provided off site. In addition, policy HSG5 requires a ratio and mix in accordance with the Council's Housing Need Survey (2004). This requires a social rented to intermediate split of 80:20 and the following housing mix:

- 20% 1 bed.
- 35% 2 bed.
- 30% 3 bed.
- 15% 4 bed.

6.7 In support of the Agent's affordable housing provision, a Toolkit report was submitted as part of the original application. The Toolkit is financial analysis reporting program produced by the Greater London Authority (GLA) to help determine the levels of affordable housing a particular site can produce. This toolkit has been produced for the purposes as a guide only and is not considered the opinion of the GLA. In response to the concerns raised by the Council, further information with regards to the Toolkit was received which further detailed input data uses (such as build costs, values, sale costs etc).

6.8 Amended plans received by the 9 November 2005 seek to address the Council's policy HSG5 for affordable unit mix. The amended proposal now incorporates the following mix for affordable housing;

- 4 x one bed (21%)
- 7 x two bed (37%)
- 6 x three bed (32%)
- 2 x four bed (11%)

This proposed mix would result in a total of 19 units, equating to 19% based on unit numbers, 25% based on floor area and 32% by habitable rooms.

6.9 Although the mix as detailed above, does not meet the 35% affordable housing as required by HSG4 of the Draft UDP, the proposed affordable housing mix accords with HSG5 of the Draft UDP. The amended provision complies with HSG5 by better meeting the needs of the Borough as detailed in the Council's Housing Need Survey (2004). This has been achieved through the deletion of studio units and an increase in the family unit provision (approximately 43%). As a result, the amended scheme is considered to be an overall improvement to the consented scheme.

6.10 Although the affordable housing provision tenure fails to accord with the current Council's policy HSG5 by providing a Social Rented to Intermediate ratio split of 80:20. The agents however, argue that in accordance with the ODPM Circular's 7/91 and 6/98, the local authorities can not determine affordable housing tenure. More specifically the baseline position, established in Circular 7/91 is that "planning conditions and agreements cannot normally be used to impose restrictions on tenure, price or ownership" although "they can properly be used to restrict the occupation of property for people falling within particular categories of need". Circular 6/98 elaborated government's position suggesting that affordable housing may be defined in so far that it is either 'subsidised' or 'low cost'. But beyond these parameters local authorities in principle may not stray.

6.11 Therefore, it is considered that the Council can not determine the specific tenure for affordable housing in accordance with the ODPM Circulars as discussed above. However, the Council can determine the need for affordable housing provision. As a result, the Council has required the agents to provide additional family accommodation in accordance with the Housing Needs Survey (2004) and policy HSG5.

6.12 In light of these issues, it is considered the overall provision of affordable housing to be an

improvement on the previously consent scheme on site. The current application provides additional units and an increase in family accommodation generally in accordance with the Borough's need. It is therefore considered that the provision of affordable housing in this instance to be appropriate.

Daylight/Sunlight

- 6.13 The design of the proposed additions to the existing building creates a U shape courtyard, where an area (approximately 40m by 12m) of communal open space is proposed within the centre. The two additional wings are a total of 6 storeys in height. The lowest level of residential accommodation is below natural ground level. The units (8 in total) all feature bay type windows and are single aspect units.
- 6.14 Comments received from the Council's Environment Health Team, who raised initial concerns from the outset to the proposed use of the basement for residential use. It was also considered that the submitted daylight/sunlight report was inadequate, based on its calculations. Furthermore, concerns were also raised concerning the quality of the communal courtyard with regards to the amount of sunlight it would receive.
- 6.15 Additional concerns were raised by the Council's Environmental Health Team as to the amount of daylight and sunlight the basement units would receive and as to whether these units were suitable for residential use. The Agent's submitted a sunlight/daylight report prepared by Gordon Ingram Associates, which stated that four of the living rooms and four bedrooms of the basement flats would have levels below the BRE recommendations. In addition the report failed to have regard to the daylight/sunlight levels to the habitable rooms (living rooms/kitchens) of the basement flats. The locations of the proposed kitchens are the furthest away from these windows (approximately 6.5m).
- 6.16 A revised daylight/sunlight report was submitted on the 23 May 2005 providing additional calculations. However it was considered that this report still failed to address the concerns of the Council's Environmental Health Team as stated above. Amended plans were also received on the 8 August 2005, which marginally increased the window sizes to the basement flats. In addition, a number of the room sizes of these flats were also reduced. Comments received from the Environmental Health Team again stipulated that there would be insufficient light to the kitchens and insufficient methods/formulae have been provided.
- 6.17 Further amended plans received by the Council on the 1 and 10 November 2005 seeking to address the concerns raised with regards to daylight and sunlight. The amendments incorporated a revised external stair structure (smaller spiral stairs proposed) and kitchen layout alterations.
- 6.18 The internal alterations to the living/kitchen areas within the basement unit sees the kitchens become a separate room from the living area and thus technically not a habitable room. As a result, the living areas are reduced in size and the requirement for separate kitchens to receive daylight is no longer applicable. Revised daylight/sunlight calculations from the agents consultants have indicated that these rooms now comply with the BRE requirements. Discussions with the Council's Environmental Health team confirm that the recent amendments accords with the BRE guidelines and residential use in the basement is now considered appropriate.

Design

- 6.19 The proposal incorporates the refurbishment of the existing East End Mission building fronting Commercial Road (4 storey commercial building) and the addition of two, six-storey wing buildings running north-south across the site with an internal courtyard. The width of the internal courtyard is approximately 13m. The buildings feature an external stair and lift access and walkways across the façades facing into the courtyard. An external stairwell structure (5 storeys) is proposed towards the northern end of the site and is required for fire regulation requirements as a means of escape.
- 6.20 The amended plans in reference to the external stairwell seek to address the Council's concerns on its location and its impact in the internal courtyard/amenity space. The originally submitted application featured a large, triangle shape external stairwell with external cladding, protruding into the internal courtyard. The overall result was an imposing structure, which created a sense of enclosure for both the courtyard and flats adjacent. The revisions see the

stairwell drastically reduced in size and of a spiral form. The result is a less imposing structure to the courtyard and adjacent units. This in turn allows adequate daylight/sunlight to the adjacent flats, particularly at the basement level, which has been confirmed by Environmental Health.

- 6.21 The height of the additional wing fronting both Westport Street and Bromley Streets are considered appropriate in this instance as they are approximately up to one-storey lower than the approved consent (PA/02/01751). However, little attempt has been made to ensure the elevations of the wing buildings relate to the existing scale proportions of the building on site
- 6.22 Comments received from the Design and Conservation Team consider that the proposal is mediocre and lacks any form of character and fails to preserve or enhance the character of the conservation area. However it is acknowledged that the existing consent also failed to respect the existing character of the adjacent buildings and/or enhance the conservation area. Therefore, a refusal on design and conservation grounds would not be practical. As a result, it is recommended that conditions requiring the following shall be imposed;
- Samples of materials, to include brick, brick bond, mortar colour, and external stairwell.
 - Full details of joinery to include doors and windows. To include head and sill detail, reveals and the details of the joinery.
 - Full details of attic storey and eaves detail.
 - Full details of full bay of each of the blocks to determine the detail.
 - Full specification of proposed repairs to the existing building.
 - Details of the proposed timber repairs for the existing shop-fronts (if proposed).
 - Full joinery details for new shop-fronts (if proposed).
 - Full details of the method of cleaning the existing building (if proposed).
- 6.23 In light of the amended plans received and recommended amending conditions, it is considered that the proposal accords with the policies DEV1 of the Adopted UDP and UD1 and UD2 of the Draft UDP relate to the urban design and quality of the proposal.
- 6.24 In addition, concerns are also raised with regards to the general sense of security within the proposal, particularly with the new wing buildings. Many of the units feature a secluded entrance setback of approximately 4m and by width of approximately 1m. This results in a number of entrances that are obscured from view and are some distance from any means of escape. Policy UD5 (Safety and Security) of the Draft UDP clearly identifies safety and security with a development as a key design issue. However, it is considered that this issue could easily be addressed through a minor design alteration, which could incorporate either individual security gates or flush entry doors to the walkway. Therefore an amending condition is recommended to address this concern. Furthermore, the applicants have confirmed that the building will be totally secure through the use of CCTV and security entrances from Commercial Road.
- 6.25 The proposed development also incorporates Conservation Area Consent. The requirement for assessment against the conservation area consent is the suitability of the proposed demolition. Under the previous Conservation Area Consent (PA/02/1752) approved by the Committee, the demolition of the rear side wings were considered to be appropriate. As a result, the demolition is again considered appropriate in this instance. However, a condition requiring a Full Planning Consent prior to the demolition of the buildings is recommended. This is to ensure demolition can not occur without a valid planning consent.

Density/Accommodation Standards.

- 6.26 The proposal would incorporate a density of 903 habitable rooms per hectare (hrph). The site is in a moderate (level 5) Public Transport Accessibility Level (PTAL). The Density policy (HSG9) of the Draft UDP, which is based on the approach of the London Plan, stipulates a density range of between 400-700 hrph. However, in certain instances the Council can consider higher densities, which demonstrate good access to services and facilities. In addition, an increase in density is only considered acceptable dependant on the quality of the environment proposed.
- 6.27 It is considered that the amendments to the proposal seek to address the concerns which are generally associated with an over-development (inadequate dwelling mix; poor outlook; dwelling size; lack of light and increased sense of enclosure to new flats; poor level of quality

amenity spaces). These amendments have addressed the concerns in relation to affordable housing, daylight/sunlight, and sense of enclosure. Therefore, given the sites location and accessibility levels, it is considered that the application can not be recommended for refusal solely on density grounds.

- 6.28 Concerns are also raised with the room and unit sizes proposed within some of the flats (flat No.'s: C66, C69, C72, B43, B45, B46, B47, B50, B51, B52, C93, C96, C97, B52, B55, B56, B57, C101, C102, and C103). A number of the flats proposed feature room sizes that are below the minimum requirements outlined in the Council's Supplementary Planning Guidance (SPG) Residential Space. However, the applicants have agreed to an amending condition requiring the unit and room sizes accord with the SPG.

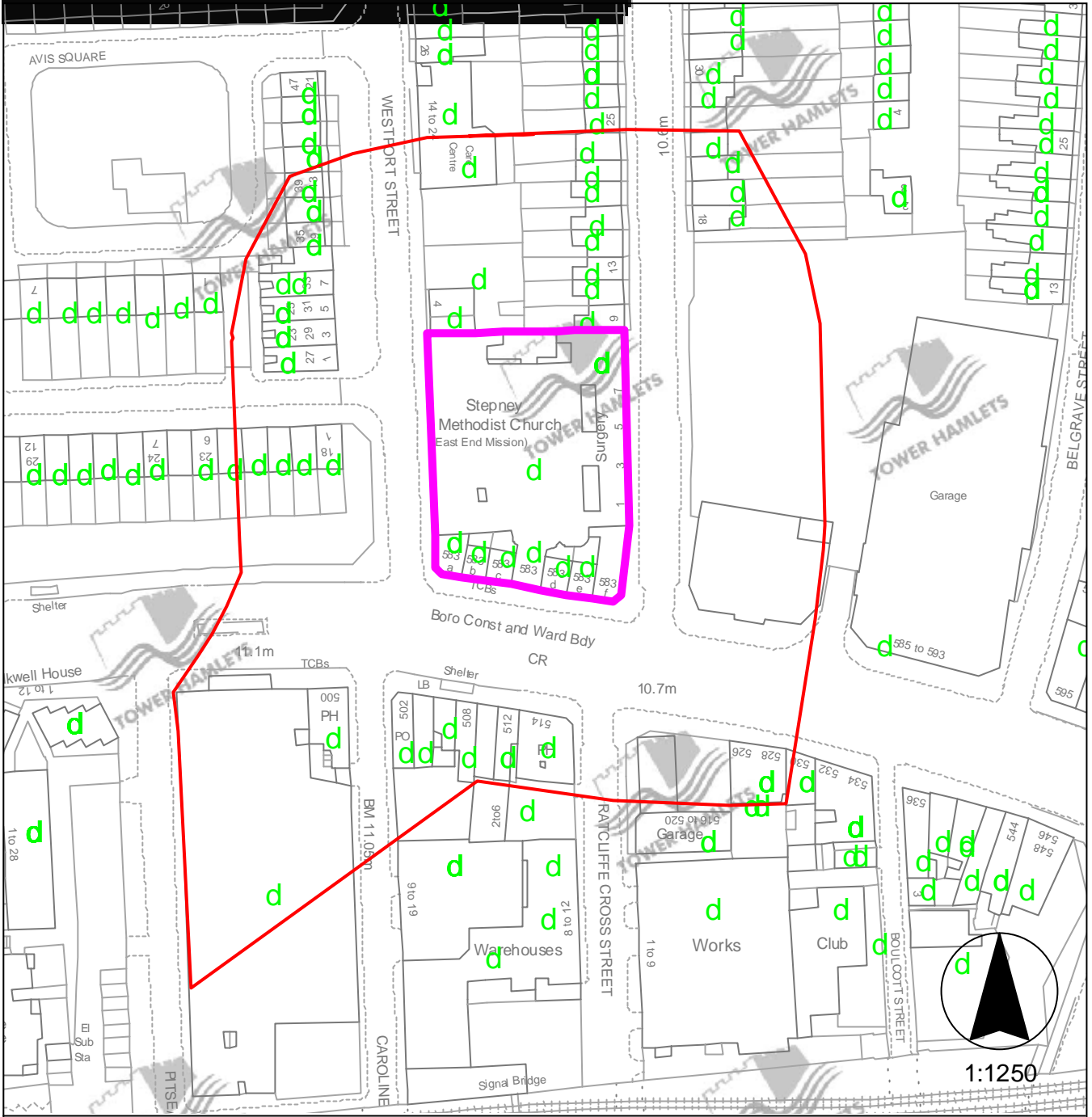
Planning Obligations

- 6.29 In regards to Planning Obligations, the Council can generally require contributions for residential development on affordable housing, education, highways and public realm improvements, health, and community and social facilities. The agents have submitted a number of viability reports (Toolkit) to the Council as part of their application. In response to this and in light of the previous approval, the Council has accepted their provision of affordable housing (refer to discussions above). It is considered that the overall affordable housing provision an improvement to the previous scheme. If the Council were in this instance to pursue additional S106 contributions (in addition to affordable housing), it could potentially render the site un-viable. Therefore, it is considered that the affordable housing to be an appropriate planning obligation in this instance.

7. SUMMARY

- 7.1 The application proposes a mixed-use scheme comprising of retail and community uses at the ground and basement levels, 104 residential units and 104 bicycle parking spaces. A total of 26 affordable housing units are also proposed.
- 7.2 The proposal has been assessed against the Council's Adopted and Draft UDP, where it has been determined that the application accords with policies relating to affordable housing, urban design and conservation, amenity, density and safety and security.
- 7.3 It is therefore considered in light of the analysis of the proposal as discussed in Section 6 that the Council supports the proposal and the Committee would have been minded to grant planning consent as recommended in Section 2 of this report.

Site Map



Legend

- Planning Application Site Boundary
- Consultation Area
- d 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 Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA086568

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