

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE 09 MAY 2019

UPDATE REPORT OF THE DIVISIONAL DIRECTOR, PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/18/02803	Poplar Gas Works, Leven Road, London	<p>A hybrid planning application (part outline/part full) comprising:</p> <p>1.) In Outline, with all matters reserved apart from access, for a comprehensive mixed-use development comprising a maximum of 195,000 sqm (GEA) (excluding basement and secondary school) of floorspace for the following uses:</p> <ul style="list-style-type: none"> • Residential (Class C3); • Business uses including office and flexible workspace (Class B1); • Retail, financial and professional services, food and drink uses (Class A1, A2, A3 & A4); • Community, education and cultural uses (Class D1); • A secondary school (Class D1) (not included within the above sqm GEA figure); • Assembly and leisure uses (Class D2); • Public open space including riverside park and riverside walk; • Storage, car and cycle parking; and • Formation of new pedestrian and vehicular access and means of access and circulation within the site together new private and public open space. <p>2. In Full, for 66,600 sq.m (GEA) of residential (Use Class C3) arranged in four blocks (A, B, C and D), ranging from 4 (up to 23m AOD) 5 (19.7m AOD), 6 (up to 26.9m AOD), 8 (up to 34.1m AOD), 9 (up to 36.3m AOD) 12 (up to 51.3m AOD) and 14 (57.6m AOD) storeys in height, up to 2700 sq.m GIA of office and flexible workspaces (Class B1), up to 500 sq.m GIA community and up to 2000 sq.m GIA leisure uses (Class D1 & D2), up to 2500 sq.m GIA of retail and food and drink uses (Class A1, A2, A3 and A4) together with access, car and cycle parking, energy centre, associated landscaping and new public realm, and private open space.</p> <p>Further explanation (not forming part of the formal description of development set out above):</p> <p>Further details submitted with the application explain that the Proposed Development could deliver up to 2,800 new homes of which 577 new homes are included in the Full component of the Application (Phase 1), at least 1ha Public Park; and a maximum of 0.5 hectares of land secured for a secondary school.</p> <p>The application is accompanied by an Environmental Statement.</p>

1.0 CORRECTIONS AND CLARIFICATIONS

- 1.1 Paragraph 1.6 should include reference to the Grade II Listed Former Bromley Hall School. This has formed part of the assessment and is referred to in the main body of the report.
- 1.2 In paragraph 6.8, the list of other policy and guidance document relevant to the proposal should include the Lower Lea Valley Opportunity Area Framework (LLVOAPF), adopted January 2007. The document has also been referenced within the main body of the report.
- 1.3 In paragraph 7.409, in the second line, £2,402,400m should read £2,402,400

2.0 ADDITIONAL REPRESENTATIONS

- 2.1 The East End Waterways Group (EEWG) have made further representation in objection of the scheme, specifically in relation to the retained gasholder no.1 bays and the landscape setting. This letter adds further detail to and reinforces the points already raised and reported within the Committee Report.
- 2.2 In response, the following indicative wording has been drafted in respect of the recommended planning condition no.32 listed in paragraph 8.6 of the Committee Report. It would require the applicant to submit further details surrounding the retained. The following draft indicative wording has been agreed with both the EEWG and GLIAS:

Prior to the commencement of above ground works for Phase 1, details of the proposed installation of the retained elements of Gasholder no.1 will be submitted for approval to the Local Planning Authority. This will include the proposed methodology for its installation in addition to relevant plans, elevations, cross-sections and materials and should cover the following:

- I. *Foundation and curved base structure design;*
- II. *Site levels including how the curved base can be accommodated on a levelled area;*
- III. *How the guide-frame standards will be fixed to the base structure including the potential use of exposed holding-down bolts;*
- IV. *Landscaping scheme to include details on how the interior of the original gasholder tank will be referenced; and*
- V. *Position and text for Interpretation Board (to include specific information on Gasholder no. 1).*

The submitted details will be subject to further consultation with EEWG and GLIAS.

- 2.3 A further representation has also been received from the London Legacy Development Corporation (LLDC). Again, this letter reinforces the points raised within their previous representation that has been summarised within the Committee Report.

- 2.4 It suggests that the main principles of their objection could be dealt with by moving development blocks A,C and E in the Outline Phase to allow for the Poplar Reach Bridge.
- 2.5 It is further suggested that the Committee Report, where it states that no comments have been received from the Leaway Programme, is disingenuous as four of the members that sit on the Lea River Park Board, responsible for the Leaway (LLDC, LB Newham, TfL and the LVRPA) have objected to the scheme.
- 2.6 Officers are satisfied that all consultation responses received have been summarised and considered as part of the assessment.

3.0 RECOMMENDATION

- 3.1 Officer's recommendation to GRANT planning permission, subject to the recommended planning conditions and planning obligations and any direction by the Mayor of London, as set out in the Committee Report, is unchanged.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/18/01926	255-279 Cambridge Heath Road, London, E2 0EL	Demolition of existing buildings on site and redevelopment to provide 189 residential units and 1,676 sqm of flexible commercial floorspace (Use Classes A1, A2, A3, B1 and/or D1) in two buildings ranging from 5 to 15 storeys, along with disabled parking, servicing, cycle parking, public realm and amenity space.

1.0 CORRECTIONS AND CLARIFICATIONS

- 1.1 Executive summary – clarification point at end of summary *‘The following key elements of the scheme are acceptable and/or policy compliant: proposed residential led mixed-use land uses, 10% accessible and adaptable units, all units meet or exceed the internal housing standards, sufficient and well-designed communal amenity spaces and child play space to be provided, sufficient cycle parking facilities, adequate daylight and sunlight to new units and acceptable impacts in surrounding area, and acceptable Environmental impacts.’*
- 1.2 Paragraph 4.2 states that ‘...throughout pre-app discussions with Council the proposed height was a maximum of 11 storeys.’ This should be updated to confirm that 19 and 14 storey proposals were also presented; however the height presented in the final set of meetings was 11 storeys max.
- 1.3 Paragraph 5.1 – Received a response from London Fire Brigade raising no objection to the scheme.
- 1.4 Paragraph 7.11 does not clearly state that where the site lies in relation to the Bethnal Green District Centre. The following sentence clarifies the issue ‘The site is outside the Bethnal Green District Centre but it is directly adjacent to its southern boundary at 283 Cambridge Heath Road. Given it is located within 300m of the centre it is considered to be an ‘edge of centre’ location. Therefore the principle of retail or other town uses may be acceptable subject to scale and character.’
- 1.5 Paragraph 7.39 sets out the following:
- 11 storeys – 165 units providing 20% affordable homes (33 units affordable on a unit basis)*
- 15 storeys – 189 units providing 40% affordable homes (75.6 units affordable on a unit basis)*
- 19 storeys – 213 units providing 45% affordable homes (95.85 units affordable on a unit basis)*

The applicant would like to note that these figures are indicative only noting they are *‘to demonstrate how the design and scale relate to differing levels of*

affordable housing provision. Officers note that the Design and Access statement at page 54 (5.11) does not state that the figures are indicative.

- 1.6 Paragraph 7.47 – Since publication of the committee report the applicant (Telford Homes) has stated that they did not verbally state that they were willing to match the Council's identified £2.4 million surplus at a meeting on 5th March 2019. This is not the recollection of officers present at the meeting.
- 1.7 Paragraph 7.35. For clarity, the applicant has engaged with Notting Hill Genesis Housing Association as the prospective Registered Provider (RP) for the scheme.
- 1.8 Figure 9 (building heights map of area) shows the Unite Student Accommodation Building to the south of the application site in orange, which denotes a relative height of 20-30m. This building is the tallest in the area and was constructed at 32.5m high/11 storeys. Furthermore the indicative building heights map does not show the recently constructed two new-buildings the south side of Three Colts Lane that fall within (20-30 metres classification), nor the buildings opposite the Museum of Childhood at 305 and 313 Cambridge Heath Road that fall within 15-20 metres key classification.
- 1.9 Paragraph 7.136 – Typo error in referring to 'appeal site'. This should read 'application site'.

2.0 ADDITIONAL REPRESENTATIONS

- 2.1 One further objecting representation was received since publication which raises the following:
 - a. Object to the proposed height as it is not keeping with area
 - b. The development will block views from neighbouring sites
 - c. The development will overshadow neighbouring sites to the detriment of residents
 - d. The development will set a precedent for tall buildings in the area.

3.0 RECOMMENDATION

- 3.1 Officer's recommendation to REFUSE planning permission subject to the draft reasons for refusal as set out in the committee report is unchanged.