

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

Thursday 17th June 2010 at 7.00 pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda item no	Reference no	Location	Proposal
9.1	PA/10/00332	25 Churchill Place, London E14 5RB	Erection of a 19 storey office building (Use Class B1) plus waterside promenade level together with basement level containing plant, servicing and parking facilities. The application also proposes incidental infrastructure and landscaping works.
9.2	PA/09/02323 and PA/09/02324	Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, E2 7NS	<p>1. Application for planning permission for the demolition of existing buildings and redevelopment to provide a campus of seven buildings from one to nine storeys providing 139 residential units, a new building for Mildmay Hospital (2,795 sq metres), a new building for the Shoreditch Tabernacle Baptist Church (423 sq metres), a commercial unit (72 sq metres) (Use Classes A1-A4 or B1) fronting onto Hackney Road, new landscape amenity areas, parking, servicing and cycle bay provision, highway works and all necessary enabling works.</p> <p>2. Application for conservation area consent for the demolition of existing buildings.</p>

9.3	PA/10/00161	Former Blessed John Roche Secondary School, Upper North Street, London E14 6ER	Demolition of existing buildings and redevelopment of the site to provide: 490 residential units (Use Class C3) in six separate blocks ranging from 3-storey mews to buildings with maximum heights of 5, 6, 7, 9 and 14 storeys; a community centre (Use Class D1) retail floorspace (Use Class A1), restaurant and cafe floorspace (Use Class A3), crèche (Use Class D1) and leisure facilities (Use Class D2). The application also proposes 169 car parking spaces at a partially subterranean lower ground floor level, the formation of vehicular crossovers and entrances into the site together with associated hard and soft landscaping.
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LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	9.1
Reference number:	PA/10/00332
Location:	25 Churchill Place, London E14 5RB
Proposal:	Erection of a 19 storey office building (Use Class B1) plus waterside promenade level together with basement level containing plant, servicing and parking facilities. The application also proposes incidental infrastructure and landscaping works.

1 ADDITIONAL REPRESENTATIONS

- 1.1 Further comments have been received from Transport for London (TfL). TfL request that in addition to a condition securing a Construction Management Plan, a further condition is added to secure a Delivery and Servicing Plan.
- 1.2 **Officer Comment:** It is recommended that the additional requested condition is applied to the decision notice.
- 1.3 TfL has also clarified that the current Crossrail contribution offered as part of the section 106 contributions is £655,217. This is 40% of the Crossrail tariff requested by TfL.
- 1.4 **Officer Comment:** The applicant has confirmed that the Crossrail level of contribution is £655,217. This matter is discussed at paragraphs 8.25 and 8.41 to 8.44 of the main report. Whilst there are on-going discussions between the applicant and TfL in respect of the final section 106 Crossrail contribution, officers consider that £655,217 is satisfactory.
- 1.5 As part of the 2008 planning permission, transport contributions were secured towards the upgrade of the Canary Wharf ticket hall. TfL has confirmed that there are no current plans to upgrade Canary Wharf Station, as this is no longer a priority.

2 PLANNING OBLIGATIONS

- 2.1 To mitigate for the impact of the development on local infrastructure and community facilities, the applicant has offered amended section 106 contributions as set out below.
 - a) **£165,035** – for the provision or conversion of sports pitches to AstroTurf in accordance with the Council's Sports Pitch Strategy; and
 - b) **£293,285** - towards open space and public realm improvements; and
 - c) **£655,217** - Towards transport infrastructure, specially towards Crossrail; and
 - d) **£183,924** - towards social and community and employment and training initiatives
 - e) Commitment to implement a Green Travel Plan
 - f) Commitment to use local labour in construction
 - g) TV/Radio Reception Monitoring
 - h) any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal
- 2.3 An updated version of Table 1 which is contained within the main report, setting out a comparison between the three schemes is set out below. The revised figures are an

increase on the 2008 section 106 contribution when consideration is given to inflation.




3 CORRECTIONS TO THE MAIN REPORT

- 3.1 There is a typographical error within paragraph 2.1 of the main report. It refers to these applications in the plural instead of this application.
- 3.2 There is also an error within paragraph 8.44 of the main report in respect of the Crossrail contributions. Given the figures have now changed please refer to paragraph 2.2 of this Update Report which provides the most recent figures.

4 RECOMMENDATION

- 4.1 The officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in Section 2 of the main report.

Table 1: 25 Churchill Place – section 106 Comparison Schedule

	Enterprise Zone Scheme (ref. EZ/91/4) (IMPLEMENTED)	2008 Consented Scheme (ref. PA/08/00775) (EXTANT)	2010 Proposed Scheme (ref. PA/10/00332)
			
Height	15 storeys 80.77 metres AOD	23 storeys 130 metres AOD	18 storeys 108 metres AOD
Area	60,300 sq.m. (GIA)	80,535 sq.m. (GIA)	71,169 sq.m. (GIA)
Uplift	n/a	20,235 sq.m. (GIA)	10,869 sq.m (GIA)
S106 Total	n/a	£1,850,895 (£91.47 per sq.m. of uplift)	£1,297,461 (£119.37 per sq.m. of uplift)
S106 Package	n/a	<ul style="list-style-type: none"> • Sports Pitches – £307,249 (£15.18 per sq m) • Open Space/Public Realm - £546,014 (£26.98 per sq m) • Social/Community/Training - £342,415 (£16.92 per sq m) • Transport Infrastructure - £655,217 	<ul style="list-style-type: none"> • Sports Pitches – £165,035 (£15.18 per sq m) • Open Space/Public Realm - £293,285 (£26.98 per sq m) • Social/Community/Training - £183,924 (£16.92 per sq m) • Transport Infrastructure - £655,217 (TBC)

Agenda Item number:	9.2
Reference number:	PA/09/02323 and PA/09/02324
Location:	Land bounded by Hackney Road and Austin Street including Mildmay Mission Hospital, E2 7NS.
Proposal:	<p>1. Application for planning permission for the demolition of existing buildings and redevelopment to provide a campus of seven buildings from one to nine storeys providing 139 residential units, a new building for Mildmay Hospital (2,795 sq metres), a new building for the Shoreditch Tabernacle Baptist Church (423 sq metres), a commercial unit (72 sq metres) (Use Classes A1-A4 or B1) fronting onto Hackney Road, new landscape amenity areas, parking, servicing and cycle bay provision, highway works and all necessary enabling works.</p> <p>2. Application for conservation area consent for the demolition of existing buildings.</p>

1 PLANNING OBLIGATIONS

- 1.1 Transport for London (TfL) has requested an additional Head of agreement to secure the funding and implementation of the works to adjust the bus stop on Hackney Road.
- 1.2. As requested by TfL, the applicants have agreed to fund and implement works to TfL infrastructure on Hackney Road comprising:
- The relocation and extension of the bus cage;
 - Kerb height uniformity, the removal of bollards, and the straightening of the kerb edge to BSA guidelines; and
 - The relocation of the bus stop flag 6m south, and its installation ‘back to kerb edge’.

2 CORRECTIONS TO THE MAIN REPORT

- 2.1 There is an error in paragraph 8.82 of the main report. The public and managed amenity space totals 1,774 sq m not 1,740 sq m.
- 2.1. There is also an error in paragraph 8.98 (page 105) of the main report. The offered 50 units of affordable housing amounts to 44.8% of the proposed new housing measured by habitable room not 46.4%.

3 RECOMMENDATION

- 3.1. Subject to the additional Head of agreement at paragraph 1.1 above, the officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in Section 2 of the main report.

Agenda Item number:	9.3
Reference number:	PA/10/00161
Location:	Former Blessed John Roche Secondary School, Upper North Street, London E14 6ER
Proposal:	Demolition of existing buildings and redevelopment of the site to provide: 490 residential units (Use Class C3) in six separate blocks ranging from 3-storey mews to buildings with maximum heights of 5, 6, 7, 9 and 14 storeys; a community centre (Use Class D1) retail floorspace (Use Class A1), restaurant and cafe floorspace (Use Class A3), crèche (Use Class D1) and leisure facilities (Use Class D2). The application also proposes 169 car parking spaces at a partially subterranean lower ground floor level, the formation of vehicular crossovers and entrances into the site together with associated hard and soft landscaping.

1. AMENDED DRAWING NUMBERS

- 1.1 Further to the publication of the agenda, the applicant has provided revised drawings which amend the gradient of the ramps into the basement car parks within blocks C and D. These amendments were made in accordance with the Council's Highways Department's advice.
- 1.2 As such, the amended drawing numbers are as follows: PL/009L (not K), PL/010L (not K), PL/011L, PL/012L (not K), PL/059C (not B), PL/060C (not B), PL/069C (not B), PL/070D (not C), PL/111H (not G) and PL/114H (not G). These amended drawings are included within the drawing packs supplied to the Committee.
- 1.3 In light of the amended drawings, it is no longer necessary to include suggested condition number 14, which originally sought to ensure the gradients meet the relevant standards.

2. ADDITIONAL LETTERS OF REPRESENTATION

- 2.1 Further to the publication of the agenda, six additional letters of support have been received in respect of the proposal. The letters support the scheme on the following grounds:
 - Too many families and children in Tower Hamlets suffer because of overcrowding and bad housing
 - The proposal would alleviate the housing need in the Borough and reduce the Council's housing waiting list
 - The school site has been vacant for too long
 - The proposal would provide new homes with gardens and play areas
 - The 15 proposed four and five-bedroom houses and 146 affordable units [Officer note: the proposal actually contains 148 affordable units] are a positive feature
 - The proposal would improve the local environment

3. PLANNING OBLIGATIONS

- 3.1. With regard to non-financial contribution m) as detailed in section 3.1 of the main report, which requires unrestricted access through the site, it should be noted that the planning permission for the landscaping of Church Green (reference PA/09/01354) contained a condition which requires the applicant (The Diocese of Westminster) to submit the proposed opening hours of the Church Green. The landscaped area would be maintained by the adjacent Church of St Mary and St Joseph.

4. CONDITIONS

- 4.1. Within section 3.3 of the main report, the following amendments should be made:
- 4.2. Condition 2, which limits the hours of construction, should read 9.00 am to 1.00pm on Saturdays, rather than 9.00am to 5.00pm.
- 4.3. A further condition is recommended which requires the applicant to submit full details of how the development is to be phased
- 4.4. Condition 32 should not include the retention and reinstatement of the cross. The applicant has confirmed that they have offered the cross to the Diocese of Westminster, who declined to reinstate it.
- 4.5. Following additional comments from LBTH Energy Efficiency Officers, Condition 26 should be amended in order for the scheme to achieve Sustainable Homes Code Level 4, rather than 3 as currently proposed. This would increase the sustainability of the scheme.

5. ADDITIONAL CONSULTATION RESPONSE - CABE

- 5.1 The formal comments of the Commission for Architecture and the Built Environment (CABE) were received on 15th June 2010.
- 5.2 Whilst CABE state that they support the principle of the scheme for residential redevelopment featuring tall buildings, they remain concerned with regard to the public realm within the scheme, particularly the use of avenues, squares and podiums which are not considered to be attractive to residents or the public. Furthermore, CABE consider that the architectural quality of the scheme does not make the most of its potential.
- 5.3 Officer comment: The layout and design of the scheme has improved significantly since the withdrawal of the previous scheme in 2009. Neither the Council's Design and Conservation Officers, English Heritage nor the GLA have raised objections to the scheme and consider that it would preserve and enhance the character of the locality and the Lansbury Conservation Area. Furthermore, subject to conditions requiring the submission of samples and full details of materials, glazing, landscaping and external lighting, it is considered that a high quality of design would be secured.

6. CORRECTIONS TO THE MAIN REPORT

- 6.1 At paragraph 6.14, the officer comment reports that 76 trees are proposed within the landscaping strategy as part of the development. The applicant has since confirmed that 104 trees in total will be planted in and around the site.

7. RECOMMENDATION

- 7.1. The officer recommendation remains unchanged and planning permission should be GRANTED for the reasons outlined in section 2 of the main report.