

STRATEGIC DEVELOPMENT COMMITTEE

31 MAY 2012

ITEM NO 8.1

APPENDIX 3

SUMMARY OF MATERIAL PLANNING CONSIDERATIONS (AMENDED)

- 2.1. The Local Planning Authority has considered the particular circumstances of this application against the Council's planning policies contained in Adopted Core Strategy (2010), Tower Hamlets Unitary Development Plan (Saved Policies 2007), Interim Planning Guidance (2007), Managing Development DPD (2012), the London Plan (2011), relevant supplementary planning guidance and national planning policy and has found that:

Conservation Area Consent:

- 2.2 The demolition of the White's Row car park, Gun Public House and Bank (99-101 Commercial Street) and partial demolition of the London Fruit and Wool Exchange would be acceptable only in the context of proposed re-development of the site, as permitted by the linked planning permission (PA/11/02220). The extent of demolition of buildings within the conservation area would be outweighed by the merits of the proposed development in terms of design and attendant public benefits. Demolition would therefore comply with the National Planning Policy Framework, saved policy DEV28 of the Unitary Development Plan (1998), policy CON2 of the Council's Interim Policy Guidance (2007), policy SP10 of the Core Strategy (2010) and policy DM27 of the Managing Development DPD (proposed submission version) 2012.

Planning Application:

- 2.3 The proposed development would provide an employment and retail mixed used scheme, including space for small and medium enterprises, creating a wide range of job opportunities and local economic benefits in an accessible location. The proposals provide significant benefits in terms of more intensive use of the site and contribute to the enhancement of vitality of Spitalfields and the immediate locality. The development would accord with the National Planning Policy Framework, the London Plan objectives for the Central Activities Zone, policy SPO6 of the Core Strategy, saved policies CAZ1, DEV3, EMP1, EMP6, EMP7 and EMP8 of the Council's Unitary Development Plan (1998), policy EE2 of the Interim Planning Guidance (2007) and draft policy DM15 of the Managing Development DPD (draft submission document) 2012.
- 2.4 The design of the proposed development, in terms of building height, scale, bulk, detail, use of materials, public permeability, improved sense of place and additional ground floor activity is acceptable and would be of sufficient quality to permit the demolition of buildings within the conservation area. The proposed development would preserve and enhance the character and appearance of Brick Lane and Fournier Street Conservation Area and enhance the setting of adjacent listed buildings, in accordance with the objectives of the National Planning Policy Framework to achieve high quality

design, policies 7.1-7.6 of the London Plan, policy SP10 of the Core Strategy 2011, saved policies DEV1, and DEV2 of the Tower Hamlets Unitary Development Plan, policies DEV1, DEV2, DEV3, DEV27 of the Interim Planning Guidance 2007 and draft policy DM24 and DM27 of the Managing Development DPD (draft submission document) 2012.

- 2.5 The impact of the development on the amenity of neighbours, in terms of impact on light, overshadowing, noise, privacy or any increase in the sense of enclosure is acceptable, given the general compliance with relevant Building Research Establishment's Guidance and the urban context of the site and its surroundings. As such, it accords with saved policies DEV1 and DEV2 of the Council's Unitary Development Plan (1998), policies DEV1 and DEV2 of Council's Interim Planning Guidance (2007), policies SP02 and SP10 of the Council's Core Strategy (2010) and draft policy DM25 of the Managing Development DPD (proposed submission version) 2012 which seek to ensure development does not have an adverse impact on neighbouring amenity.
- 2.6 Transport matters, including car parking, cycle parking, vehicular access and servicing, pedestrian access and inclusive design are acceptable and in line with London Plan policies 6.1, 6.9, 6.13, saved policies T16, T18 and T19 of the Council's Unitary Development Plan (1998), policies DEV17, DEV18 and DEV19 of the Council's Interim Planning Guidance (October 2007) policy SP08 and SP09 of the Core Strategy Development Plan Document (2010) and policy DM22 of the Managing Development DPD (proposed submission version) 2012 which seek to ensure developments minimise parking and promote sustainable transport options.
- 2.7 Sustainability matters, including energy and climate change adaptability are acceptable and in line with policies 5.1-5.3 of the London Plan (2011), policies DEV5 to DEV9 of the Council's Interim Planning Guidance (2007) and policies SP04, SP05 and SP11 of the of the Core Strategy Development Plan Document (2010), and draft policy DM29 of the Managing Development DPD which seek to promote sustainable development practices and energy efficiency.
- 2.8 Planning obligations have been secured towards the provision of access to employment and training initiatives, local enterprise, heritage initiatives, community facilities, leisure and open space, public realm and street scene improvements, off site affordable housing and contributions towards Crossrail, in line with the requirements of Regulation 122 of Community Infrastructure Levy (2010); Government Circular 05/05; the London Plan 2011, policy S03 and SP13 of the Core Strategy (2010), saved policy DEV4 of the Council's Unitary Development Plan (1998), policy IMP1 of the Council's Interim Planning Guidance (2007) and the Planning Obligations Supplementary Planning Guidance 2012.