

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

22nd August 2012 at 7.00pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
7.1	PA/12/01088	4-6 Spey Street, London, E14 6PT	Retrospective application for refrigeration/extraction units and associated security gate to eastern (rear) elevation
7.2	PA/12/00925	Land at Commercial Road, Basin Approach, London	Erection of buildings between 3 and 9 storeys in height to provide 52 dwellings, including affordable housing, together with the provision of landscaping works, disabled parking and infrastructure works.

Agenda Item number:	7.1
Reference number:	PA/12/01088
Location:	4-6 Spey Street, London, E14 6PT
Proposal:	Retrospective application for refrigeration/extraction units and associated security gate to eastern (rear) elevation

1. ADDITIONAL REPRESENTATIONS

- 1.1 Since the publication of report to committee one additional representation has been received.
- 1.2 This raises concerns relating to land use which are not material to the determination of this application. The butcher store is trading within its authorised use class. This is addressed in more detail in paragraph 7.6 of the main report (Page 52 of the agenda).

2. RECOMMENDATION

- 2.1 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 the main report.

Agenda Item number:	7.2
Reference number:	PA/12/00925
Location:	Land at Commercial Road, Basin Approach, London
Proposal:	Erection of buildings between 3 and 9 storeys in height to provide 52 dwellings, including affordable housing, together with the provision of landscaping works, disabled parking and infrastructure works.

1.0 ADDITIONAL REPRESENTATIONS

1.1 Since the publication of the report to committee one additional representation has been received.

1.2 This representation raises concern about the height, bulk and scale of the proposal and the impact this will have on the surrounding development including the listed hydraulic tower. Concern is also raised about the detailing of the elevations.

1.3 A full assessment of the design and massing of the proposal as well as an assessment of the impacts of the development on designated heritage assets is contained within paragraphs 8.9 – 8.33 of the main report (Pages 73 – 76 of the agenda).

1.4 Amenity – Daylight and Sunlight

In order to ensure that the proposed residential units are designed to enhance the amount of daylight they receive, an updated assessment of the daylight was carried out by the applicant and amended drawings were provided reflecting the use of larger windows and the careful siting of balconies to limit the impact on windows at lower floors. The submitted report indicates that for the most part all of the units aside from some windows at the lower levels will receive acceptable levels of daylighting in line with BRE Guidance.

1.5 Amended Drawing Numbers

Amended drawings have been submitted since the publication of the main committee report and the full list of drawing numbers and documents are listed below:

Drawing Numbers:

1274_0001, 1274_0100 G, 1274_0101 F, 1274_0104 J,
1274_0106 H, 1274_0108 H, 1274_0050, 1274_0051,
1274_0210 F, 1274_0211 E, 1274_0212 D, 1274_0213 E,
1274_0301, 1274_0302, 1274_0303, 1274_0304 and 1274_0305.

Documents:

- Air Quality Assessment dated April 2012 prepared by Mayer Brown.
- Daylight/ Sunlight report dated 29th March 2012, prepared by Savills
- Updated Daylight/Sunlight, revised via Letter dated 20th August 2012, prepared by Savills
- Design and Access Statement dated March 2012, prepared by RMA Architects reference 1274_001
- Energy Statement Second Submission dated 26th July 2012, prepared by Hodkinson Consultancy
- Heritage Statement dated March 2012, prepared by Waterman Energy, Environmental & Design Limited.
- Noise and Vibration Assessment rev B, dated April 2012 prepared by Mayer Brown including the following information:

- Foundation Assessment for Proposed Apartment Block prepared by RTL dated 29th June 2012
- Air-Borne Noise Mitigation Package prepared by Mayer Brown dated July 2012
- Acoustic Specification for Glazing dated 12/06/2012.
- Appendix 6 Hydraulic Accumulator Tower Foundation Assessment and Sketches

- Statement of Community Involvement dated March, 2012 prepared by HardHat.
- Sustainability Statement V.3 dated March 2012, prepared by Hodkinson Consultancy.
- Supporting Planning Statement dated March 2012, prepared by Savills
- Transport Assessment dated April 2012, prepared by Mayer Brown

1.6 **CIL**

With regard to the CIL figure listed in paragraphs 8.130 and 8.131 of the main report (Page 87 of the agenda), it is noted that the applicant may be eligible for Affordable Housing Relief and the full CIL figure quoted may not be payable.

2.0 **RECOMMENDATION**

2.1 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 the main report.